

SITE FABRIC STUDY

TOLMERS SQUARE AREA

London Borough of Camden

Renton Howard Wood Partnership Urban Design Group

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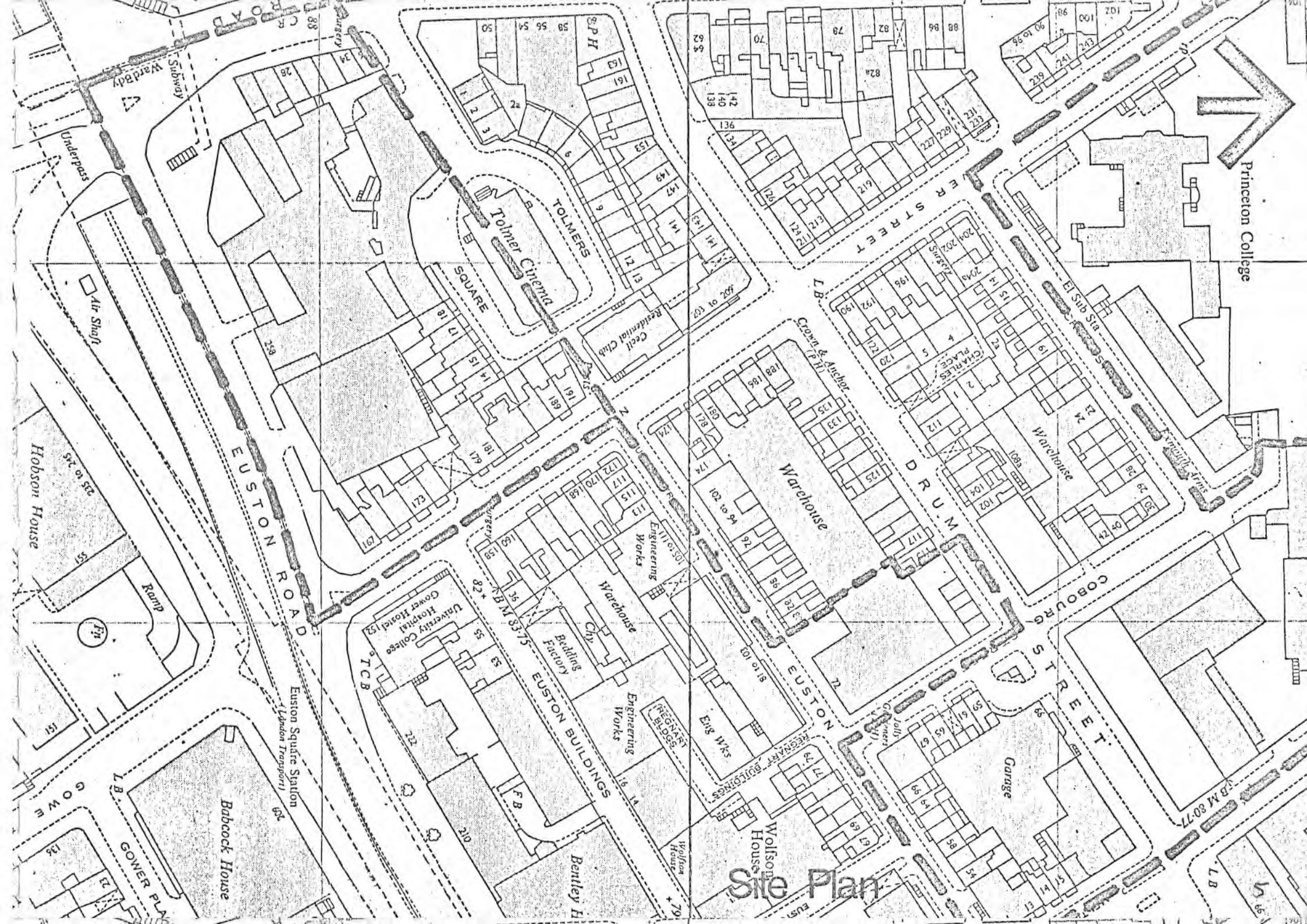
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RENTON HOWARD WOOD PARTNERSHIP

Urban Design Group 9 July 1973

NOS 190-204 NORTH GOWER STREET WITH NOS 102-122 DRUMMOND STREET ON THE RIGHT





Princeton College

LB

GB M 80-77

Garage

COBOURG STREET

Warehouse

DRUM STREET

CHAPLES PLACE

LESTER STREET

Crown & Anchor

Warehouse

Wolfsley House

Site Plan

Eng Wks

Woolfson House

Engineering Works

Warehouse

Chp.

Bedding Factory

EUSTON BUILDINGS

GB M 83-75

University College

Gower Hospital

TCB

222

210

208

206

204

202

200

198

196

Hobson House

Air Shaft

Underpass

Subway

WardBdy

ROAD

88

86

84

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1 INTRODUCTION

1.1 Purpose

The purpose of this appraisal is to assess the structural condition of existing properties and to report on the feasibility of their retention and conversion to self-contained dwellings. Emphasis is therefore placed on domestic types but those with retail or commercial units at ground floor level are also given detailed consideration.

1.2 Method

Representatives from the London Borough of Camden's Architects and Public Health Departments and Renton Howard Wood Partnership organised a brief external survey augmented by internal inspections of properties representative of a type typical to the area. An impartial assessment was aimed at in order to provide a positive contribution to any proposals for the area.

1.3 Assessment

Retention recommendations were formulated based on information gained from the survey. A typical example was produced to assess conversion potential. The size of units produced and their approximate cost was deduced. This information was fed into the design process at an early stage in order to make a meaningful contribution to the end product.

2. SURVEY

STARCROSS STREET The Exmouth Arms Public House

Substantial building of recent date, licensee 'Courage'
Pleasant situation adjacent to St James' Garden to the north
of the side.

21 --- 22

Attractive small dwellings with basement, ground, two upper
floors appear to be structurally sound and in good condition
but in isolated position with cleared site one side and ware-
house adjacent other side and rear. Owner occupied, considered
for slum clearance but turned down.

23 --- 24

Warehouse entrance, access to warehouse in centre of block.

DRUMMOND STREET
SOUTH SIDE

- 115 Basement, ground and two upper stories, shop on ground floor, separate entrance to upper floors, in fair condition adjacent and backed by new L T building, still occupied.
- 117 Basement, ground and two upper floors, vacant, ground floor boarded up, in poor condition, believed to be owned by L T.
- 119 as above.
- 121 Basement, ground, two upper stories, restaurant on ground floor separate entrance to upper floors, in poor condition.
- 123 Wholesale fruiterers, basement, ground and two upper floors, separate entrance to upper floors, unattractive building, badly constructed in fletton brickwork.
- 125 Basement, ground, two upper stories, shop on ground floor in fair condition but recently vacated, possibility of retaining.
- 127 Basement, ground plus two upper stories, fair condition, occupied.
- 129 Basement, ground plus two upper stories, shop on ground floor, separate entrance to upper floors. Shop on ground floor only occupied.
- 131 Basement, ground plus 2 upper stories, shop on ground floor, separate entrance to upper floors, vacant.
- 133 Basement, ground plus two upper stories, ground floor restaurant occupied.
- 135 Basement, ground plus two upper stories, ground floor restaurant occupied.
- Crown and Anchor P H Licensee Bass Charinton, ground and three upper stories in good condition, worth retaining.
- 141--151 One large commercial building with small shop on ground floor, two upper stories, second floor rebuilt, known as 'Tolmers Square Institute and School', no housing potential, ow-ed by Levy.
- 153 'Fred Talent Hall' (in use), ground and 3 upper floors.

DRUMMOND STREET
SOUTH SIDE

155--163

Ground and three upper floors, unattractive properties, remote possibility for conversion to self-contained dwelling units. Brickwork appears sound but the overall impression was that the structural condition was fairly poor.

157--163

Ground floor shops in use.

NORTH SIDE

102

Basement, ground and two upper floors, shop on ground floor, separate entrance to upper floors, vacant.

104

Basement, ground and two upper floors, occupied.

106

Basement, ground and two upper floors, fairly poor condition, but possible to retain, ground floor only occupied.

108

Ground plus two upper floors, fairly good condition, pend over small "mews-like" court, occupied, second floor appears to have been rebuilt about thirty years ago, possible to retain.

110

Ground plus two upper stories, fair condition, possible to retain, vacant.

112

Ground plus two upper stories, shop on ground floor, shop only occupied fairly good condition, retain.

114

Ground plus two upper floors, shop on ground floor, externally rendered, fair condition, possible to retain, occupied.

116

Basement, ground and two upper floors extend over small mews, visually pleasant, fairly good condition, possible to retain.

118

As 114 but vacant.

120

Ground and two upper floors, shop on ground floor, separate entrance to upper floors, fair condition, possible to retain, occupied.

122

Ground and two upper floors but no separate entrance to upper floors.

124

'Shah restaurant', single storey, occupied.

DRUMMOND STREET
NORTH SIDE

126--130

Ground and two upper floors were subject to closing orders in about 1967-1968 but considerable work carried out on properties now in use as shops, fair structural condition, could be retained but of no great merit. Only 130 has separate entrance to upper floors.

132

Ground plus two stories but higher storey heights than 126 adjacent, fairly poor condition, of no great merit, shop on ground floor, occupied.

134---42

Ground floor plus 2 upper stories, fairly poor condition and unattractive appearance, vacant.

TOLMERS SQUARE

1,2,3

Ground and three upper floors vacant, poor condition, owned by Levy.

4,5,6,7

Basement, ground and three upper stories, poor external condition but basic brick structure sound probably need re-roofing could be converted into living accommodation forms a small crescent with radial party walls. Nos 6 and 7 only occupied.

8--12,14, 16--18

Tolmers Square all as above but with parallel party walls, owned by Levy, all occupied except Nos 8, 10, 11 and 12.

13 & 15

Tolmers Square, all as above but privately owned.

All Tolmers Square properties looked at for slum clearance but not taken.

EUSTON STREET

- 54--56 Euston Street, basement, ground and two upper floors, fairly poor condition, vacant. A provisional slum clearance has been made and properties have been purchased by the Camden Borough Council.
- 58 Euston Street, basement, ground and two upper floors vacant, shop on ground floor, in use all in poor condition.
- 60-66 Basement, ground and two upper floors, fair poor condition, vacant.
- 80-90 Euston Street, all as 60-66 Euston Street.
- 92 Euston Street, similar property but in fair condition being privately owned and converted, occupied.
- 94-102 Ground and two upper floors, wholesale newsagents converted to offices fair condition, in use.

MELTON STREET

11-13

3 storey R.C. framed office building.

14 & 15

Adjacent to L T sub-station, basement, ground and two upper floors fairly poor condition, problem of natural light to basement probably insuperable looked at for slum clearance in 1967-1968 but not taken, occupied.

COBURG STREET

59-67

Basement, ground and two upper stories. 63 is vehicular entrance to garage behind: Front elevation, fair condition, poor lighting to basement rooms, some rebuilding of brickwork to rear elevation, conversion possibilities looked at for slum clearance but not taken. All owned by Levy, all occupied except 59.

Jolly Gardeners P H

Unattractive but in good structural repair, licensee Watneys.

NOS 174-188 NORTH GOWER STREET



193-201 N. Gower Street Cecil Residential Club

HAMPSTEAD ROAD

- 24-36 Ground plus three stories, shops on ground floor. 24, 30, 32 all occupied.
26, 28 and 34, ground floor shop only occupied.
- 50-52 As Nos 24-36 but No 52 only occupied.
- 54-58 As above but recent basic conversion to flats over all in poor condition, all vacant.
- 60 Public house, ground plus three upper stories, fair condition occupied.
- 62-64 Ground plus three stories, poor condition, ground floor shop extends in front of main building.
- 66-74 As Nos 62-64 but only No 72 has ground floor shop. Ground floor 72 and 68 only are occupied, rest of terrace is vacant.
- 76 As above, no shop, subject to closing order on whole house which was substituted for previous demolition order, vacant.
- 78--88 Ground plus three stories in poor condition mews between No 82-84 self-contained flats over, converted in late thirties, very basic conversion, whole property in poor condition. Ground floor shops to Nos 78, 80, 82, 84 and 88 but only shops to 80 and 82 are occupied shop to No 88 at present being renovated.
- 98-102 Ground plus three upper floors in very poor condition, ground floor No 98 in use as 'club', rest of property vacant.

193-201 N. Gower Street Cecil Residential Club



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3 PROPOSALS SUMMARY

3.1 Rention Requirements

The London Borough of Camden stated that requirements existed for the retention of the following buildings:-

183-187 North Gower Street	The Cecil Residential Club
203-209 North Gower Street	The Transport & General Workers Union Building
Junction of Drummond and Melton Streets	The London Transport sub-station

3.2 The Draft Statutory List

The following are the only buildings on the site covered by The Draft Statutory List. They form part of an area considered in the survey as desirable to retain and convert:-

174-178 North Gower Street

3.1.3 Retention Recommendations

174-188 North Gower Street, excluding No 180-182, converted to provide 8 No 5 person maisonettes and 8 No 3 person maisonettes (see photograph).

190-204 North Gower Street converted to provide 8 No 5 person maisonettes and 8 No 3 person maisonettes (see photograph).

102-122 Drummond Street converted to provide 11 No 3 person maisonettes (see photograph).

125-135 Drummond Street converted to provide 6 No 3 person maisonettes.

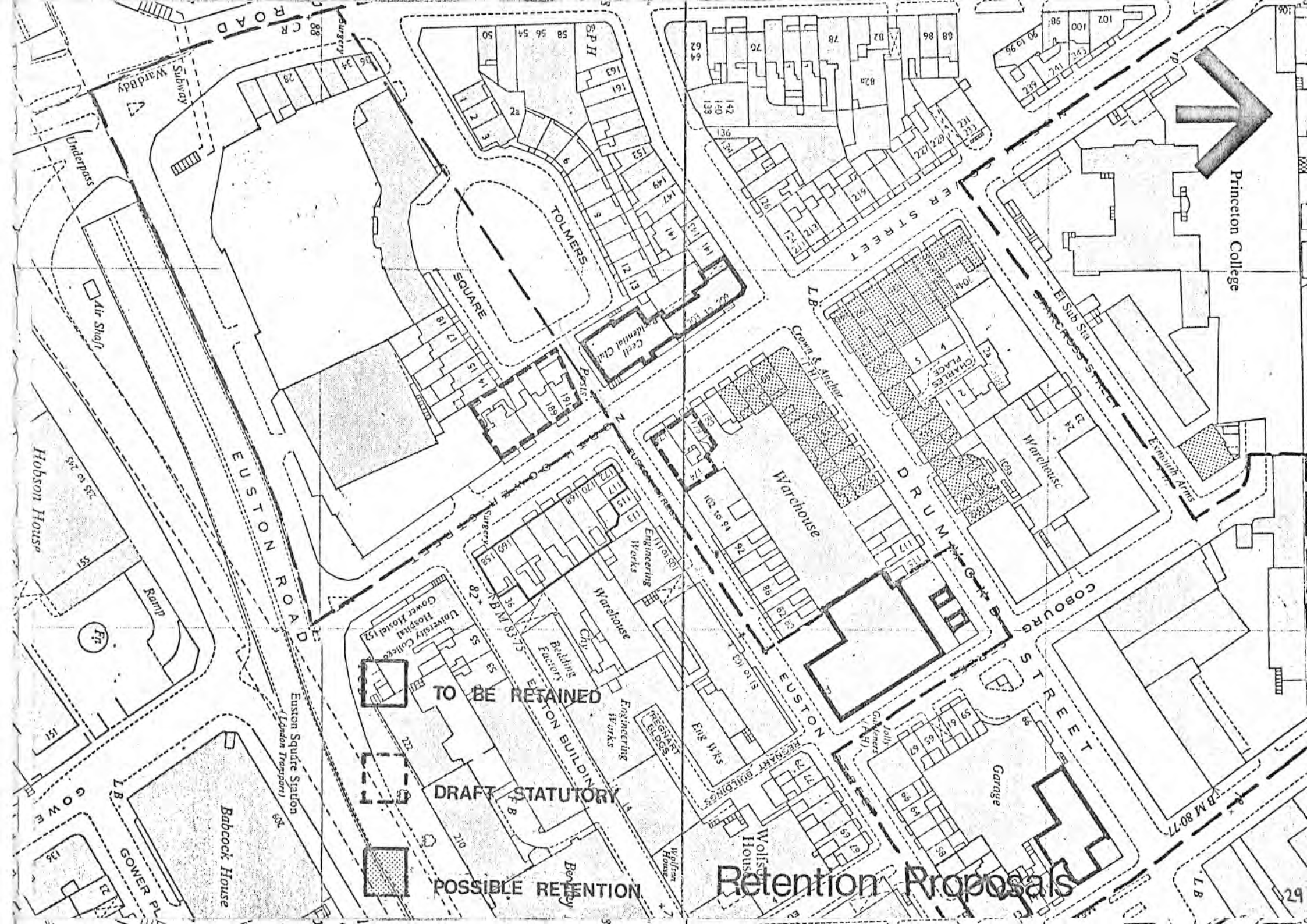
The Drummond Street conversions also contain ground floor retail units preserving a necessary element of the existing fabric and scale in the heart of the site.

The Crown and Anchor Public House retained as an integral part of the blocks referred to above.

The Exmouth Arms Public House retained and integrated as a reference point linking the site with St James' Gardens to the north (see photograph).

THE EXMOUTH ARMS PUBLIC HOUSE





Princeton College

Retention Proposals

TO BE RETAINED

DRAFT STATUTORY

POSSIBLE RETENTION

4 TYPICAL CONVERSION POTENTIAL

4.1 Appraisal

Two basic domestic terrace types predominate the area:-

- a) Three storey buildings without basements in Drummond Street east of North Gower Street
- b) Basement ground and three upper storey terraces in Gower Street and Tolmers Square

Type (a) can be easily up-graded to provide a family dwelling over its own shop or where separate access exists to upper floors converted to a three person maisonette above a separate retail outlet.

Type (b) conversion is restricted to providing larger dwellings due to the absence of rear extensions apart from basement and ground floor WCs. Basements generally can be made to comply with Underground Room Regulations by enlarging windows and rear areas.

Where separate access exists basements could provide a separate unit but this would only be a "bed sitter" type which was considered undesirable.

The alternative proposed is a three person maisonette on basement and ground floors and a five person maisonette on the three upper floors.

4.2 Example

Internal inspections were made of No 17 Tolmers Square and No 225 North Gower Street and 1:100 sketch plans of the latter are appended to show both existing and proposed layouts. This property is typical of 5 storey buildings in the area except that others have the rear chimney breast in the conventional position and properties in Tolmers Square are slightly larger.

4.3 Costings

The following figures summarise the estimated cost of conversions at current rates and excluding professional fees.

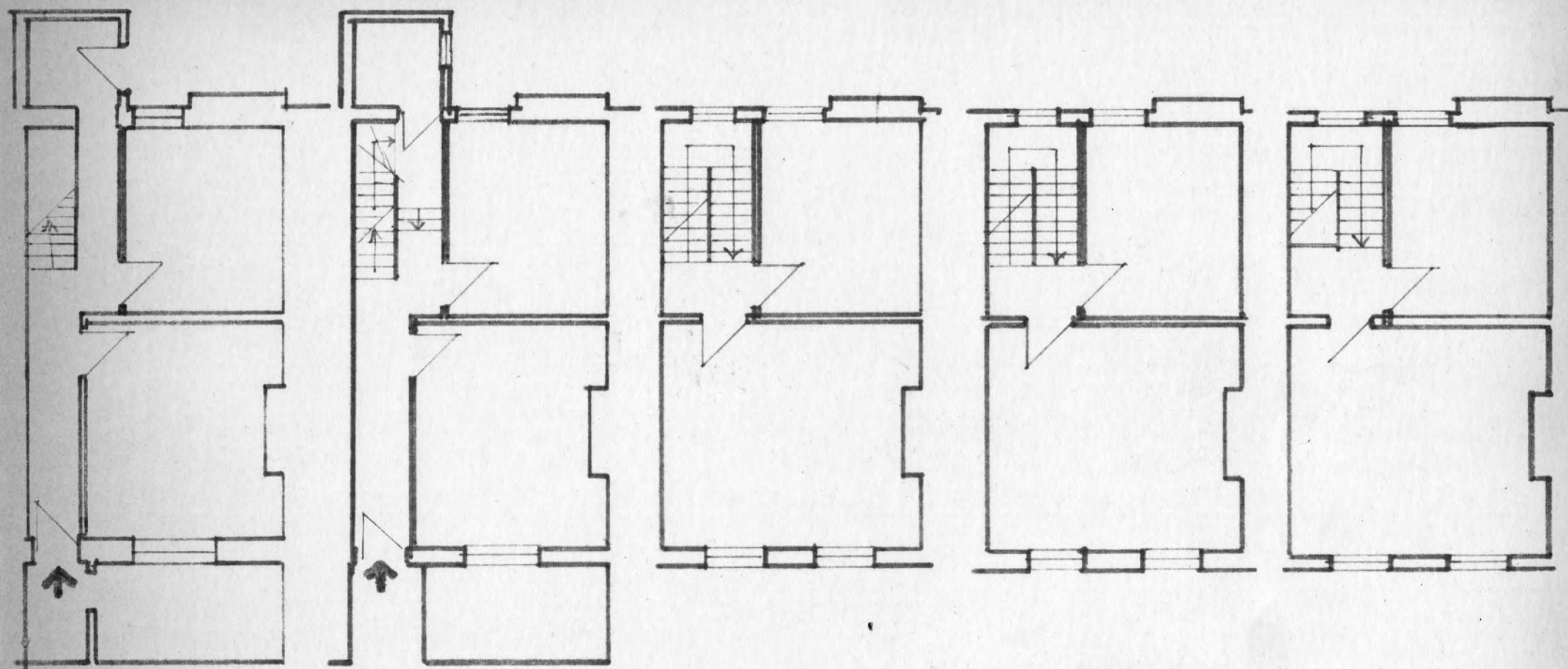
It was considered that even taking the cost of repairs into account the proposed conversions would be a viable economic proposition except in properties requiring extensive structural repairs (211-229 North Gower Street and Tolmers Square) and in properties of larger size yielding over generous room areas (Tolmers Square),

North Gower Street

Assumed floor area		170 square metres	
Necessary repairs	say	£5,000.00	
Improvements	say	£10,000.00	
Total		£15,000.00	or £88.00 per square metre

Tolmers Square

Assumed floor area		180 square metres	
Necessary repairs	say	£6,000.00	
Improvements	say	£11,000.00	
Total		£17,000.00	or £94.00 per square metre



BASEMENT

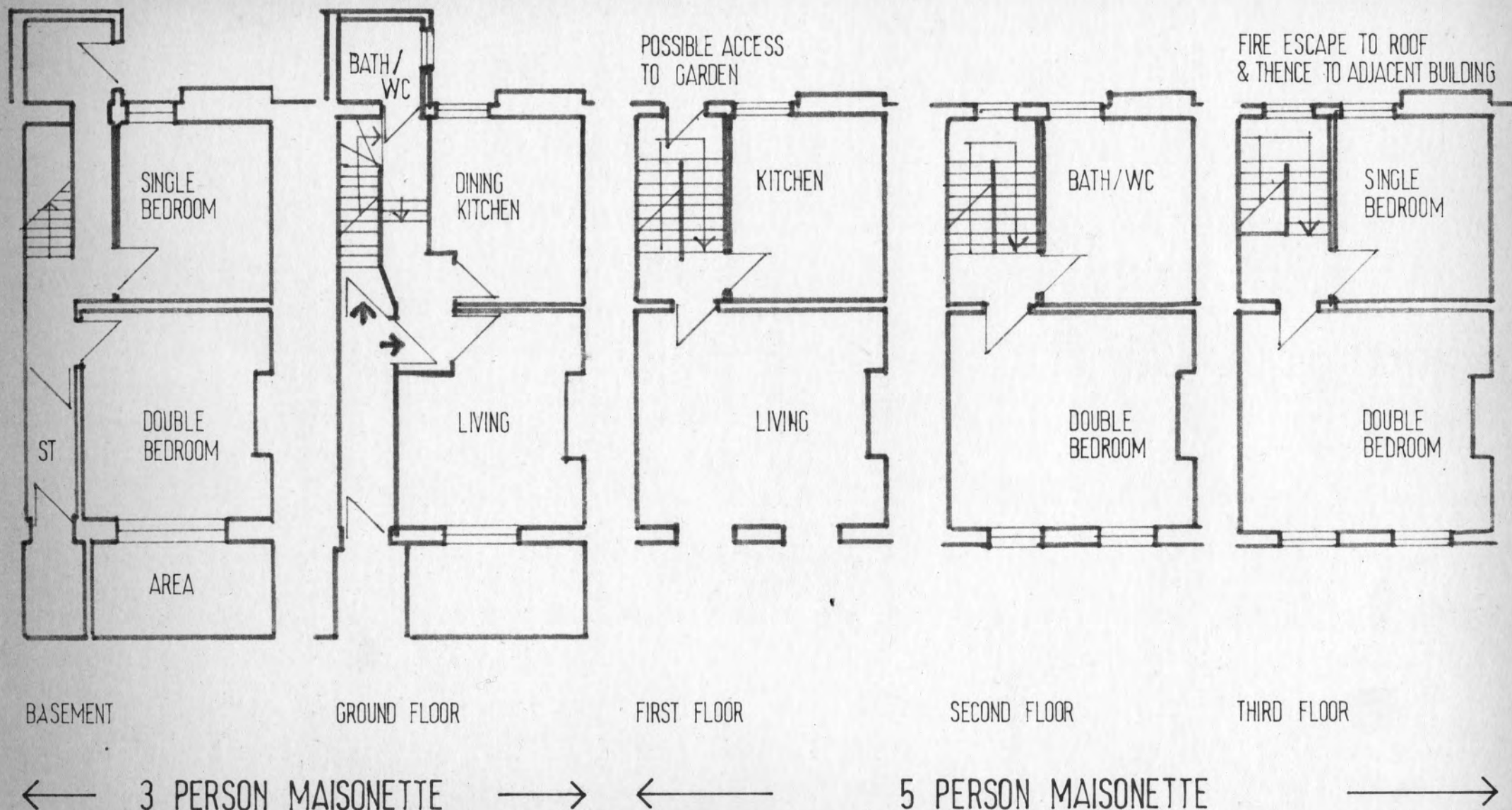
GROUND FLOOR

FIRST FLOOR

SECOND FLOOR

THIRD FLOOR

EXISTING FLOOR PLANS N° 225 NORTH GOWER STREET



PROPOSED CONVERSION NO 225 NORTH GOWER STREET