

Listed buildings

St Martin in the Fields Almshouses (Grade II) (Map Ref A)

- 7.18 The grade II listed St Martin in the Fields Almshouses were built in 1817-18 and designed by Henry Hake Seward to house 70 poor widows of the parish of St Martin-in-the-Fields. They are constructed of yellow stock brick with slate roofs and symmetrical in plan, with a central, projecting, pedimented block, and four flanking terraced houses to each side. Each house is two windows and one blind opening wide. The tympanum of the central block contains a blind oval oculus, and the original cast-iron rainwater heads are still in situ. Each house is divided by a slab chimney stack which rises from the party wall.

Heritage significance

- 7.19 The St Martin in the Fields Almshouses derive architectural significance from their nineteenth century neo-classical style, as evidenced by the pedimented front of the central block.
- 7.20 The buildings also have historic significance as an example of almshouses in London, and their wider connection to the church of St Martin in the Fields in Trafalgar Square.

The contribution of setting to the heritage significance

- 7.21 The buildings lie just outside the CA, which runs down the centre of Bayham Street. They have group value with the Grade II listed Former Chapel to St Martin in the Fields Almshouses and St Martin's Gardens which lie to the rear of the almshouses. The Site lies directly west of the listed buildings, on the opposite side of Bayham Street, but the almshouses are heavily screened by hedges and trees, and set back from the main road. The Site, as part of the setting, currently does not contribute to the significance of the listed buildings.



Figure 7.5: St. Martin in the Fields Almshouses.

Assessment of the effect of the Proposed Development on the significance of the heritage asset.

- 7.22 The Proposed Development would maintain the positive elements of the 1930s building on Site and upgrade the later changes of the fourth floor and entrance which would be an improvement to the setting of these listed buildings. There would be no harm to their significance or the ability to appreciate them.

Former Chapel to St Martin in the Fields Almshouses (Grade II) (Map Ref B)

- 7.23 The former chapel to St Martin in the Fields Almshouses is a one storey, Grade II listed building constructed 1880-81 and designed by H Jacques. It consists of yellow stock brick with stone and red brick dressings, and a slate tile roof. The building is in a gothic revival style, with trefoil lancet lights and a large circular window in the western elevation. The chapel is three bays wide with a hexagonal sanctuary and a projecting side chapel to the north.

Heritage significance

- 7.24 The former chapel has architectural significance as an example of Victorian gothic revival style. It also has historic value as part of a scheme of improvements to the almshouses in 1880-81, that also included an infirmary and a matron's residence.

The contribution of setting to the heritage significance

- 7.25 The chapel lies outside of the Camden Town CA. It has group value with the former almshouses which it is situated behind, and St Martin's Gardens. The chapel lies to the west of the Site but is shielded from Bayham Street by the almshouses to the east. The Site, as part of the setting, currently does not contribute to the significance of the listed building.



Figure 7.6: Former Chapel to St. Martin in the Fields Almshouses, in its densely verdant setting.

Assessment of the effect of the Proposed Development on the significance of the heritage asset.

- 7.26 The Proposed Development would be experienced together with the chapel only when seen across St. Martin's Gardens, the refurbished fourth floor would be an improvement within its setting. There would be no harm to their significance or the ability to appreciate them.

Locally listed buildings

116-134 Bayham Street (Map Ref i)

7.27 116-134 Bayham Street is the former factory built for E.F Moy Ltd in 1938/9, which has since been converted to residential use. It is divided into two interconnected but distinct parts; the frontage onto Bayham Street which comprises a three story over basement building and the rear part with a frontage onto Carol Street which comprises a number of single storey interjoining buildings.

Heritage significance

7.28 116-134 Bayham Street has architectural significance due to its streamline-moderne style with a strong horizontalempphasis. It has historic value as an example of an interwar building on Bayham Street, which had previously had residential uses.

The contribution of setting the heritage significance

7.29 The building lies just outside of the Camden Town CA. It has some group value with the Site as they are both examples of interwar commercial development, constructed in the 1930s on Bayham Street.

Assessment of the effect of the Proposed Development on the significance of the heritage asset

7.30 The Proposed Development maintains the 1930's character much like the residential refurbishment of this locally listed building. Together they are part of the interwar commercial development, the legibility of this remains. There would be no harm to the significance of the locally listed building or the ability to appreciate it.



Figure 7.7: 116-134 Bayham Street, the third floor is a recent extension as part of a residential conversion.

8. Visual Assessment

8.1 This chapter focuses on the visual effects of the Proposed Development on visual amenity and the surrounding townscape. In order to assess the visual effects, viewpoints from four locations have been selected in consultation with LBC planning officers based on the methodology previously.

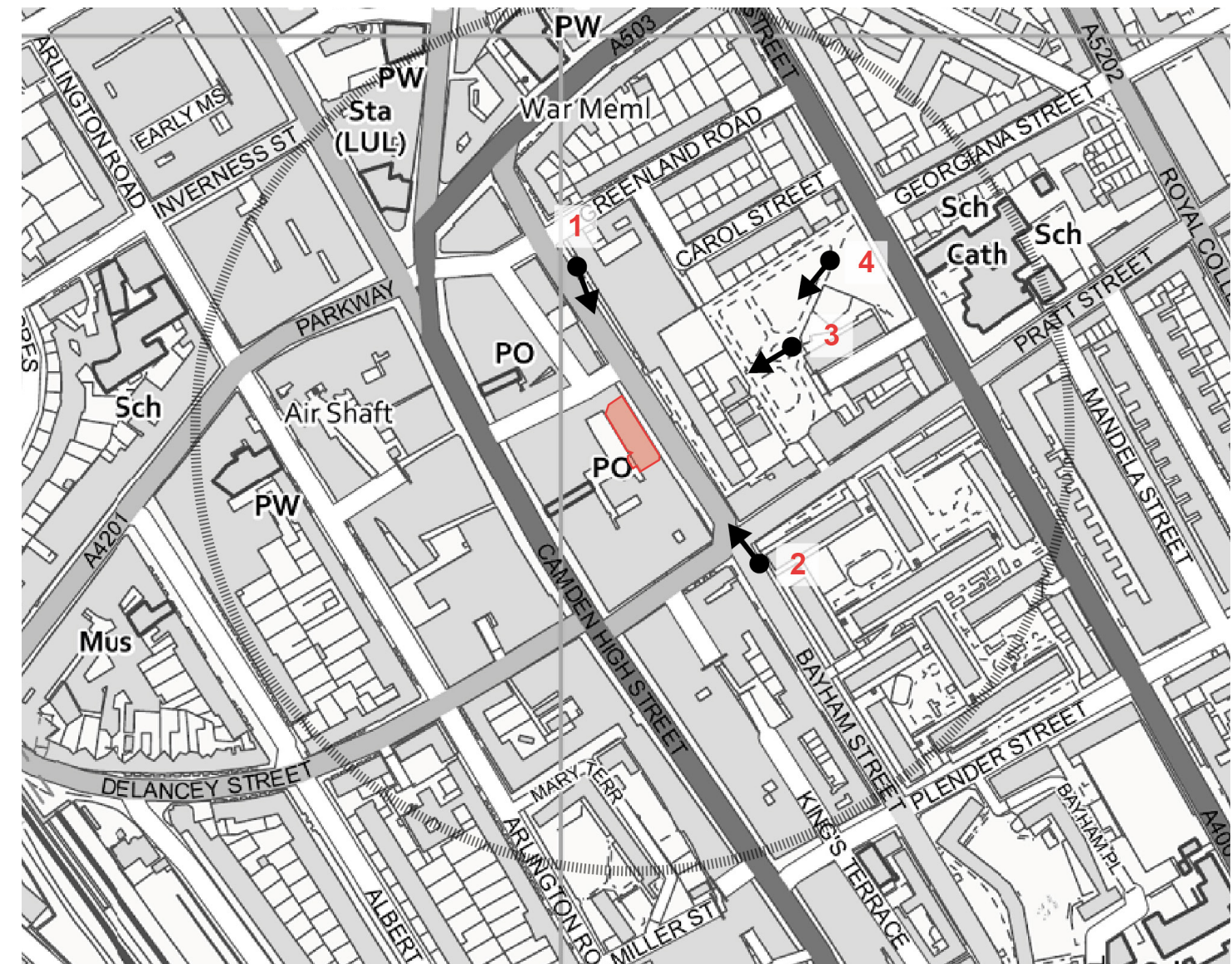
8.2 The views assessed in the following pages are not the only views which are likely to be affected by the Proposed Development, they represent a general spread of views which illustrate the urban relationships likely to arise between the Proposed Development and the surrounding townscape.

8.3 TTC have assessed the visual effects of the Proposed Development on the local environment, making use of quantitative and the qualitative material provided in the Architects' DAS, as well as through the drawn views presented in this chapter. The written assessments, found in the following pages, include both objective and subjective commentary based on professional judgement.

8.4 Each of the views is presented and assessed, comparing an 'existing view' illustrated by a photograph of the baseline condition to a 'proposed view' illustrated by a drawn view based on computer model images showing a representation of the Proposed Development within the existing condition.

8.5 The following views are assessed:

- **View 1:** Bayham Street, looking south
- **View 2:** Bayham Street, looking north
- **View 3:** St. Martin's Gardens, centre
- **View 4:** St. Martin's Gardens, north east entrance



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Figure 8.1: Views map, the site is highlighted in red.

View 1 Existing: Bayham Street looking south

View 1 – existing

- 8.6 This view looks south down Bayham Street in the direction of Mornington Crescent, from a pavement on the eastern side of the road. The foreground is comprised of Bayham Street, a moderately busy traffic route, pavement, street lamps and a bus stop. On the left of the view is a Georgian house and a 1930s commercial building, since converted to residential. This side of the street is heavily treed, and views further south are obscured.
- 8.7 To the right, in the middle ground of the image is a Victorian commercial building of four storeys and five bays wide. Further south is a Victorian pub, formerly the Laurel Tree, occupying the corner onto Greenland street.
- 8.8 The 1930s building that occupies the Site is adjacent, it offers a strong sense of horizontality to the street. The late 20th century fourth floor extension and railings are visibility above. Beyond this the scale becomes more granular with variations in height.
- 8.9 This view would primarily be experienced by pedestrians, particularly those using the bus stop and road users of this one way street.

Viewpoint map



View 1 Proposed: Bayham Street looking south

View 1 – proposed

- 8.10 The Proposed Development is shown in a drawn image to illustrate the intention of the design. The existing windows are retained which retains the overall experience of horizontality of the building. The ground floor entrance is improved through removal of the metal frame, that is not contemporary to the existing building.
- 8.11 The vertical fins of the brise soleil add a subtle counterpart to the horizontality of the building while serving functional purposes as solar shading and plant screening. This is a modern application of a similar typology seen on the roof of the Victorian commercial building in the foreground.
- 8.12 The refurbished fourth floor provides a comprehensive top that complements the host building below and responds through colouration to the character of the conservation area. This is an improvement to the articulation of the roof forms from this street view.

