

2 ST MARTINS ALMSHOUSES

DESIGN AND ACCESS STATEMENT



TABLE OF CONTENTS

1. INTRODUCTION page 2

2. SITE page 3
2a. location
2b. historic context
2c. Listed details

3. PROPOSED WORKS page 6

5. ACCESS & HERITAGE STATEMENT page 7

1. INTRODUCTION

This Design and Access statement has been prepared as part of a listed building consent application to replace the gutter on the front elevation.

2. SITE

2.1 Location

2 St Martins Almshouses
Bayham Street
Camden
London
NW1 0BD

This site is located on Bayham Street, in the heart of Camden. The house is part of a charming row of terraced almshouses, built in 1818 by Henry Hake Seward, and enjoys proximity to the facilities of Camden and Regents Park.

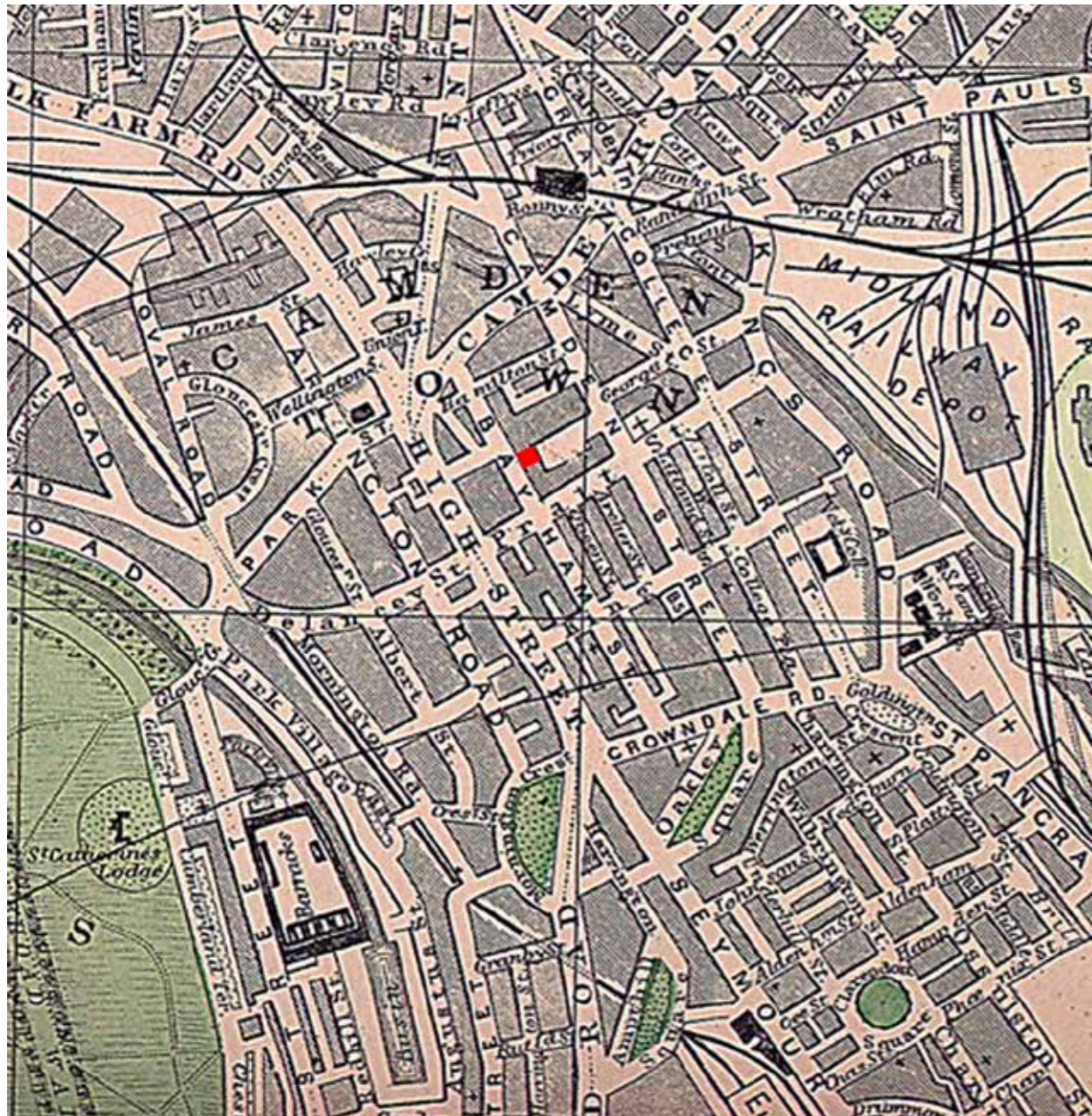


Aerial View

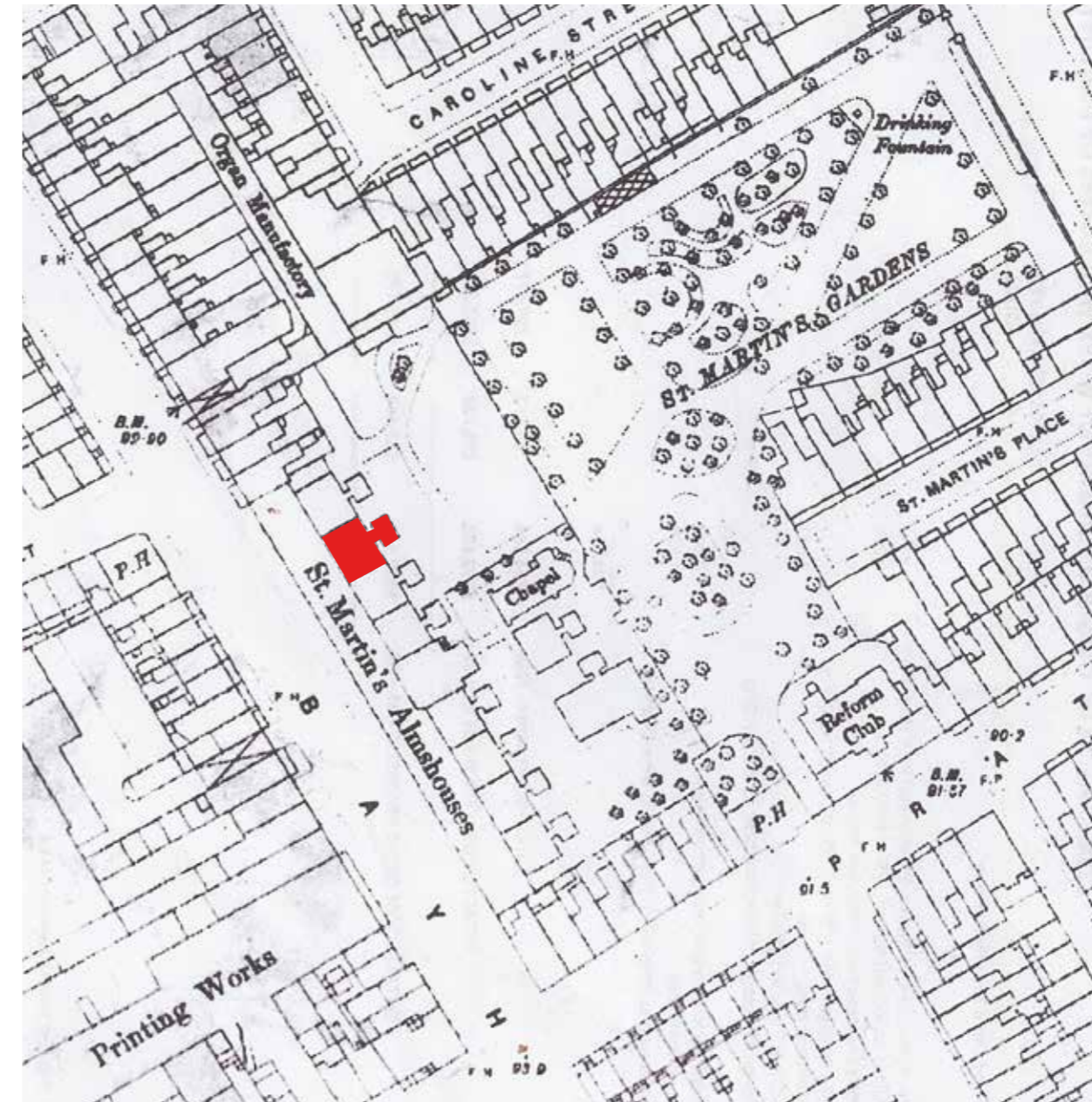
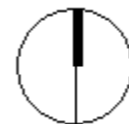
2.2 Historic Context

St. Martin's Almshouses were erected in 1818 on the western side of the burial ground facing Bayham Street. They were designed for the poor of the parish of St. Martin-in-the-Fields. They consist of a row of two-storied houses, with a pediment over the central house, No. 5, to which a chapel, infirmary, and additional rooms were added in 1879. They housed forty-two women and a resident nurse and superintendent. The Bayham Street houses are all still standing, behind a row of bleached lime trees.

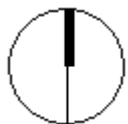
Camden was laid out as a residential district from 1791 and was originally part of the manor of Kentish Town and the parish of St Pancras, London. Camden Town became an important location during the early development of the railways and is also located on the London canal network.



Map 1884



Map 1894-1896



2.3 Listed Details

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

Name: St Martins Almshouses, 798-1/77/60 (East side), No. 2

List Entry Number: TQ 2983 NW Bayham Street

County: Greater London

District:

District Type:

Grade: II

Date first listed: 14 May 1974

Details: 1818, Symmetrical 2 storey terrace. Flanking houses with square-headed doorways, fanlights and panelled doors. Gauged brick flat arches to recessed 4-pane sashes, those above entrances being blind. Slab chimney-stacks rise from party walls. Original, shaped cast-iron rainwater heads.

Listing NGR: TQ2908183781

3. PROPOSED WORKS

The existing gutter on the front elevation is a half rounded black painted steel gutter and matches that on the other almshouses on the terrace. The gutter is now broken in several places leading to water escaping and running down the front of the building.

The gutter will be carefully removed and replaced with that of matching material, dimension and design.

front elevation:
existing gutter



5. ACCESS STATEMENT

The proposal includes no alteration to the existing vehicular access or parking arrangement.

6. HERITAGE STATEMENT

The proposals included in this application for 2 St Martins Almshouses have been considered within the context of a listed building and seek to protect its character, whilst improving the layout and quality for the owner occupier. Care has been taken to ensure the proposed intervention respects the Listed Building and its surrounding conservation area.