

## DESIGN, ACCESS & HERITAGE STATEMENT

2 St Martins Almshouses, Bayham Street, London NW1 0BD



### PROJECT: PROPOSED REPAIR WORKS AS A RESULT OF SUBSIDENCE DAMAGE & REDECORATION

This Design and Access Statement has been prepared to support an application for listed building consent for the proposed repair works and redecoration following subsidence damage due to clay shrinkage exacerbated by vegetation at 2 St Martins Almshouses, London.

This Statement should be read in conjunction with all associated documentation attached to this application.

The level of information given in this Statement is appropriate and relevant to the extent of works proposed.

## 1. The Site & Property

The application relates to 2 St Martins Almshouses, a handsome 2-storey dwelling that is part of a row of terraced almshouses built in 1818. The lovely St Martins Park is to the rear of the terrace but otherwise the terrace is in a predominantly commercial part of Camden. There is a privet hedge with several lime trees along the front boundary of the terrace.

## 2. The Proposal

The property has suffered subsidence damage and the proposed works form part of an insurance claim. The cause of the subsidence appears to be root induced clay shrinkage brought on by the proximity of vegetation. Monitoring evidence over several years suggests a recovery of 6-8mm such that repair works should now be undertaken to reinstate structural integrity to the property.

The proposal involves repair works to the external walls, brick arches and windows, and internal wall subsidence repairs, ceiling repairs and decoration to the walls, ceiling and woodwork. The repairs are localised and limited only to damaged areas.

All works are fully detailed in the Schedule of Works.

## 3. Heritage Statement

### 3.1 *Historical record of the building*

Name: St Martins Almshouses, 798-1/77/60 (East side), No. 2  
List Entry Number: TQ 2983 NW Bayham Street  
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

### 3.2 *Analysis of the significance of the history and character of the structure*

St Martins Almshouses were constructed in 1817 and served as accommodation for the poor parishioners of St Martin-in-the-Fields. They consist of a row of two-storied houses, with a pediment over the central house to which a chapel, infirmary and additional rooms were added in 1879. They were built on the western edge of Camden Town Cemetery, later to become St Martins Gardens. In the mid-1800s, a plan to build on some of the graves was thwarted by the parish of St. Pancras who took over the cemetery and laid it out as a garden. Some prominent interments include Sir John Barrow, Secretary to the Admiralty and founder of the Royal Geographical Society, and Sir Richard Birnie, police magistrate who, as churchwarden of St Martin-in-the-Fields, took a prominent part in securing the burial ground and in the foundation of St Martins Almshouses.

Despite the growth of Camden Town, St Martins Almshouses survive as an important historical memorial to the area.

### 3.3 *The principles of, and justification for, the proposed works and their impact on the fabric, special character and setting of the listed building and the setting of adjacent listed buildings.*

The proposed works are essential repairs following subsidence. The repairs will be carried out by a specialist contractor with due care and diligence, avoiding disruption to the original fabric of the property and reinstating with original materials, as far as is practicable.

It is considered that the proposed works are essential for the longevity and structural integrity of the listed building and that the special character and setting of the listed building will be respected.

## **4. Design**

### **4.1 External Works**

Full details of the works are detailed in the Schedule of Works. Repairs to the external walls include raking out cracks in the mortar joints and repointing and bonding in mortar gauged to match existing. The brick arches will be carefully cut out and reconstructed to their original profile. The sash windows will be eased and adjusted to reinstate functionality.

### **4.2 Internal Works**

Internally, subsidence repairs to the walls will involve raking out the fractured mortar joints, repointing and stitching in new work with mesh and then replastering. The worst cracking to the hallway loadbearing wall is to be reinforced with 6mm helical bars. Ceiling cracks will be filled with lime putty filler. Redecoration to all areas will be carried out with care and attention.

### **4.3 Access**

There are no issues regarding access.

## **5. Conclusion**

This Statement has outlined the proposal for undertaking essential repair works to external and internal elements of the property following subsidence damage due to clay shrinkage exacerbated by vegetation.

The repairs are localised and limited only to damaged areas.

Overall, it is considered that the proposed works are essential for the longevity and structural integrity of the listed building and that the special character and setting of the listed building will be respected.