

PLANNING

OVERVIEW OF PLANNING CONTEXT

The development plan for the Site comprises the following:

- ▶ The Camden Local Plan (2017)
- ▶ The London Plan (2021)

Other relevant frameworks that form material considerations are:

- ▶ NPPF (2023)

The following Supplementary Planning (SPG) documents are considered relevant to the site:

- ▶ Design (2021)
- ▶ Developer Contribution CPG (2019)
- ▶ Employment sites and business premises (2021)
- ▶ Transport (2021)
- ▶ Energy efficiency and adaptation (2021)

LONDON PLAN

In accordance to the London Plan has the following designations:

- ▶ PTAL 6A
- ▶ Flood Zone 1
- ▶ The borough of Camden has a higher minimum cycle parking standard



CONSERVATION AND HERITAGE

OVERVIEW

There are three main levels of conservation and heritage status that apply to the site and buildings:

► GRADE II LISTED BUILDING:

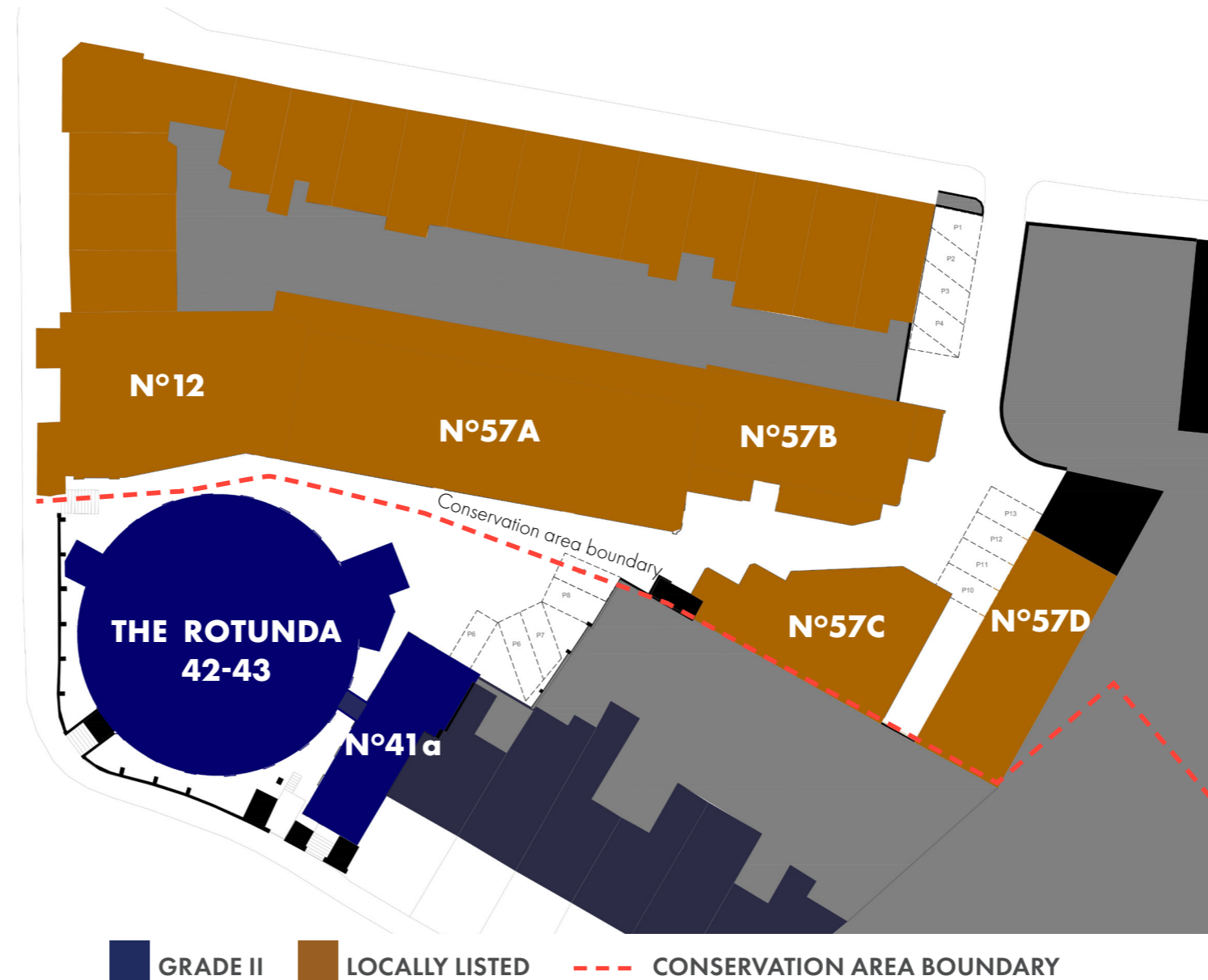
- The Rotunda / Piano Factory Building (42-43)

► LOCALLY LISTED:

- No 12 Oval Road
- No 57A
- No 57B
- No 57C
- No57D

► PRIMROSE HILL CONSERVATION AREA:

- The Rotunda & No.41a and parts of the courtyard are within the Primrose Hill Conservation Area.



GRADE II LISTED BUILDINGS

PIANO FACTORY BUILDING, OVAL ROAD

Heritage Category: Listed Building

Grade: II

Date first listed: 23-May-1989

DETAILS OF LISTING

Piano factory, now offices. 1852. By Thomas and William Piper. For piano manufacturers Messrs Collard and Collard. English bond yellow stock brick; roof not visible. Circular plan.

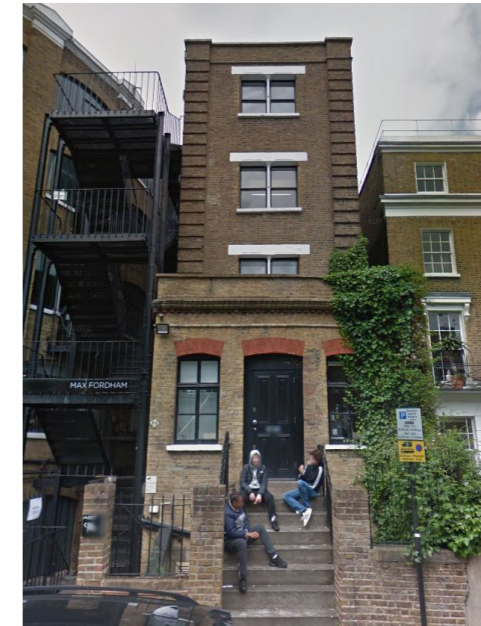
EXTERIOR: 5 storeys. 22 bays, each bay divided by raised pilaster continued to moulded stucco entablature and gablet projecting beyond splayed stucco cornice. Stucco pilasters flank segmental-arched 1st floor doorway. Segmental brick arches over wood and iron casements. Rectangular addition, dating from before 1868 and housing staircase to rear.

INTERIOR: cast-iron columns and beams to vaulted brick ceilings; cast-iron columns, each with moulded plinth and capital, surround blocked-in central well; iron king post trusses radiate from central well; addition houses open-well staircase with simple iron balustrade and cantilevered stone treads, and has stone flag flooring.

HISTORICAL NOTE: the open well was used for moving the pianos from floor to floor, with a former hoist, during the manufacturing process. The lowest floor was used for drying, the next for upright pianos, the second floor for cleaning, the third for polishing the cases and those above for "belly" manufacture and finishing off. Collard and Collard were the oldest of the well-known piano manufacturing firms of the St Pancras area, having patented a form of upright "square" piano in 1811. This building replaced a similarly shaped one which was destroyed by fire a year after it was built in 1851.



PIANO FACTORY BUILDING, NO 42-43



NO 41A (THE ANNEX)

