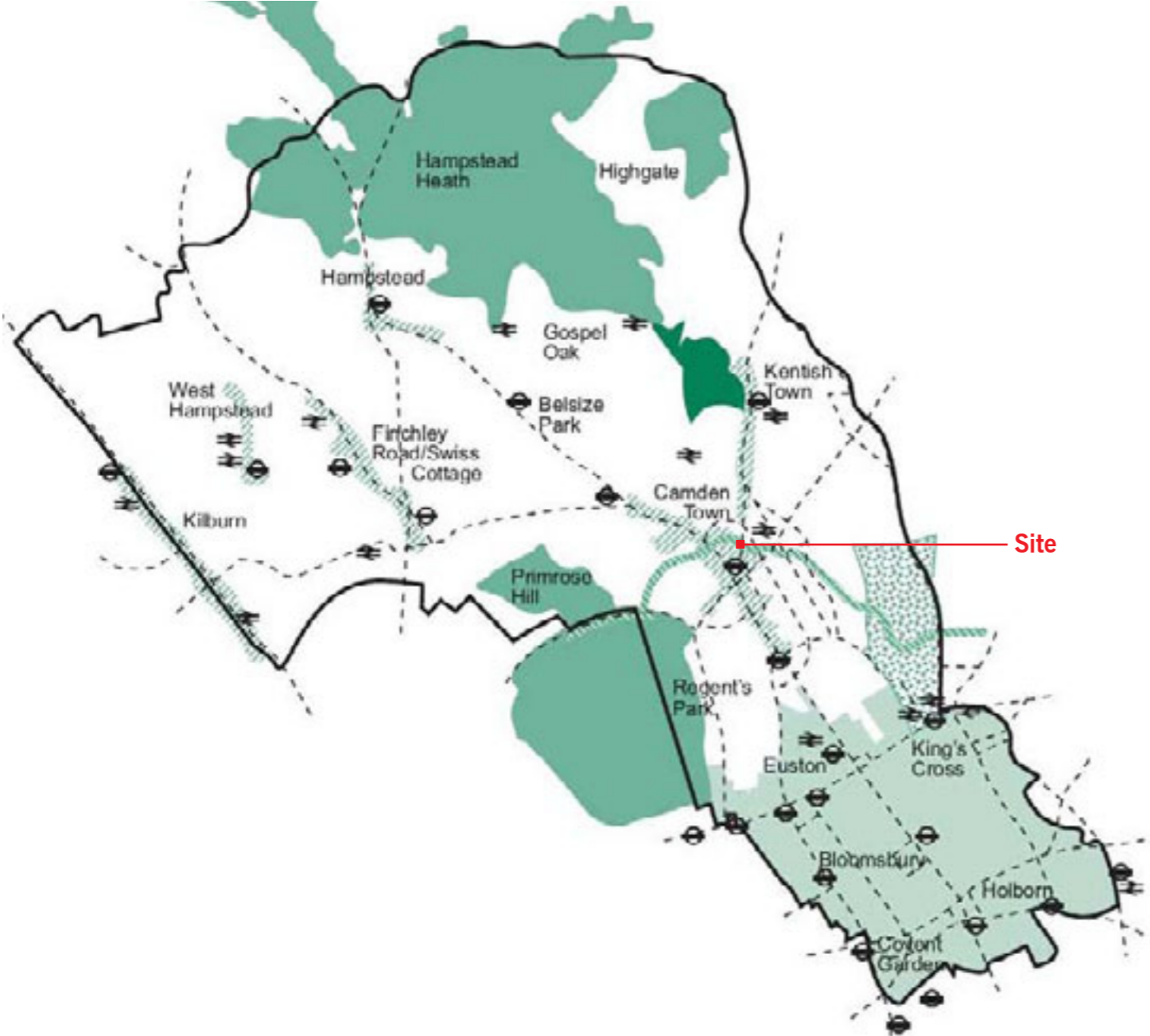
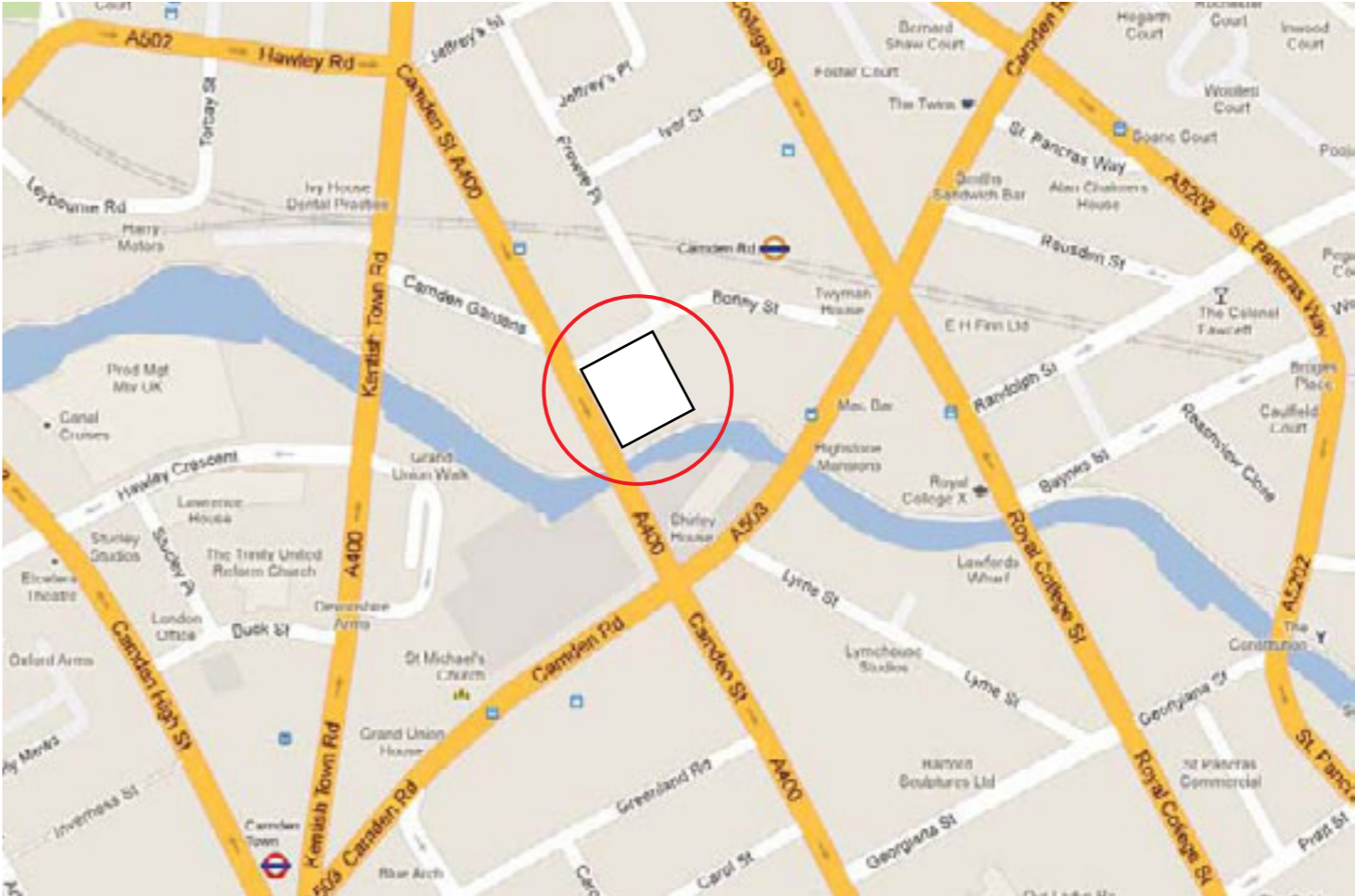


Context

Site Location



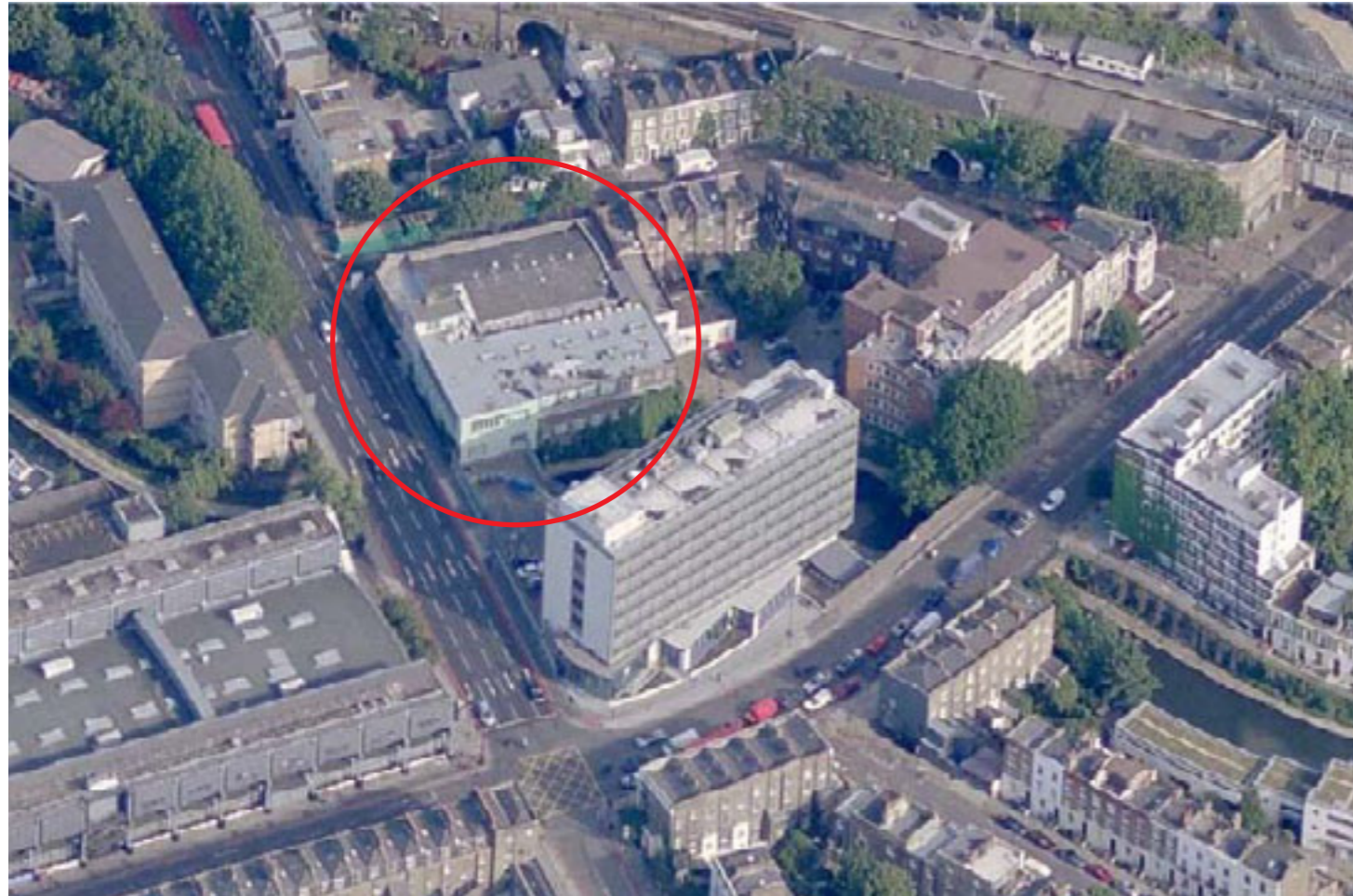
London Borough of Camden - Site Location



Location Map showing application site

Camden Street runs parallel and to the east of Camden High Street, from Kentish Town Road in the north to Crowndale Road in the south. It currently forms the main route of the one way system to the south in Camden Town.

The existing building is located at the corner of Bonny Street and Camden Street on a section of the road to the north west of its junction with Camden Road that is isolated by the railway viaduct to the north and the Regents Canal to the south.



Aerial site view from south (Location Map as aerial photo)



Camden Street View - Existing Building on site

Site History

A previous archaeological assessment for the site found that the area was open fields through to the middle of the 19th century.

Maps show that it was not developed at the same time as Camden Terrace immediately to the north, which was built by 1826. This may be because of the River Fleet, which was culverted at this point c.1812 when the Regents Canal was built over it, crossing just south of the application site.

Buildings facing the site on the other side of Camden Street were built around this time, but have been demolished and replaced several times since then.

A pair of semi-detached villas were built either side of the Fleet culvert between 1834 and 1849; one facing College Street (now Camden Street) the other onto Brecknock Street (now Bonny Street). The villa on Brecknock Street was located directly on the site. Adjacent to site, the neighbouring houses were built at about the same time, and the railway was built to the north of Brecknock Street.

In the 1860s, the railway station was built at Camden Road, diverting the eastern part of Brecknock Street, whose name was changed to Bonny Street in 1912.

The villas on the application site still existed after the second world war, but were replaced by an ice-cream cold store warehouse and office for Lyons Ice Cream in 1959. Bomb maps indicated no recorded strikes on the site.

For further information please refer to the townscape heritage and visual impact assessment by Richard Coleman City Designers



1746 (Rocque's Map)
Fleet river flows through open fields



1830 (Greenwood's Map)
Fleet river covered but no building on site



1870
Fully urbanised with railways. Site occupied by 2 villas



1913
Little change, site occupied by Georgian Villas

The construction of the coldstore warehouse at 140-146 Camden Street was followed in the 1960s by the construction of Twyman House, an office building, on the adjacent site to the east.

Twyman House has been demolished and replaced by a new residential development, Regent's Canalside. This development includes the adjacent site on Bonny Street, Pulse House (Block D as indicated on the plan - lower right)



Regent's Canalside in construction



OS Map showing site occupied by warehouse



Regent's Canalside - Consented Scheme by Squire & Partner

Planning and Conservation Context 1

Planning Policy Areas

The site lies within the Regent's Canal Conservation Area. The northern side of Bonny Street is in the Jeffrey's Street Conservation Area.

Land Use

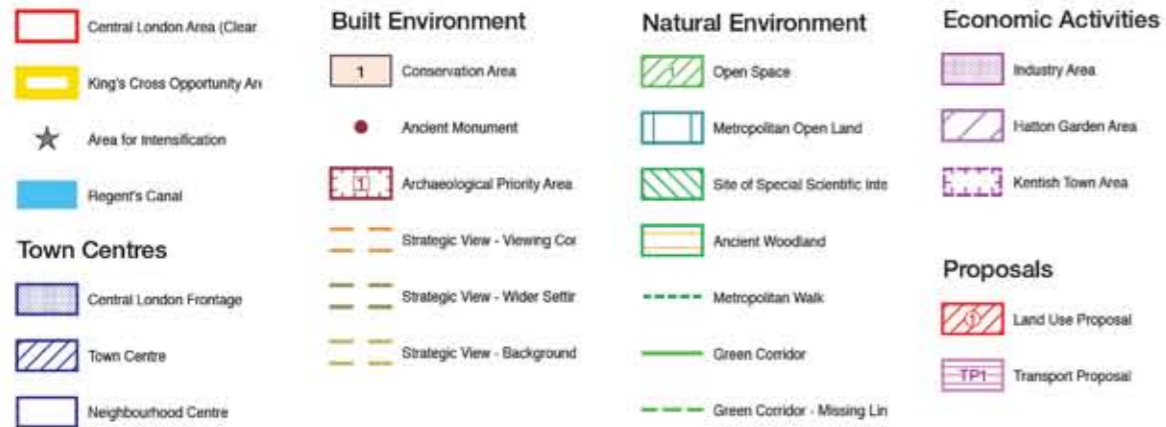
The site is located in an area of mixed land use - see diagram below.

Listed Buildings

The existing buildings on site are not listed or identified as a positive contributor in the relevant Conservation Area Statement neither does the site lie within an Archaeological Priority Area. The closest Grade II Listed buildings are the terraced houses in 2-8 Bonny Street, which are separated from the site by Pulse House, which is not listed.



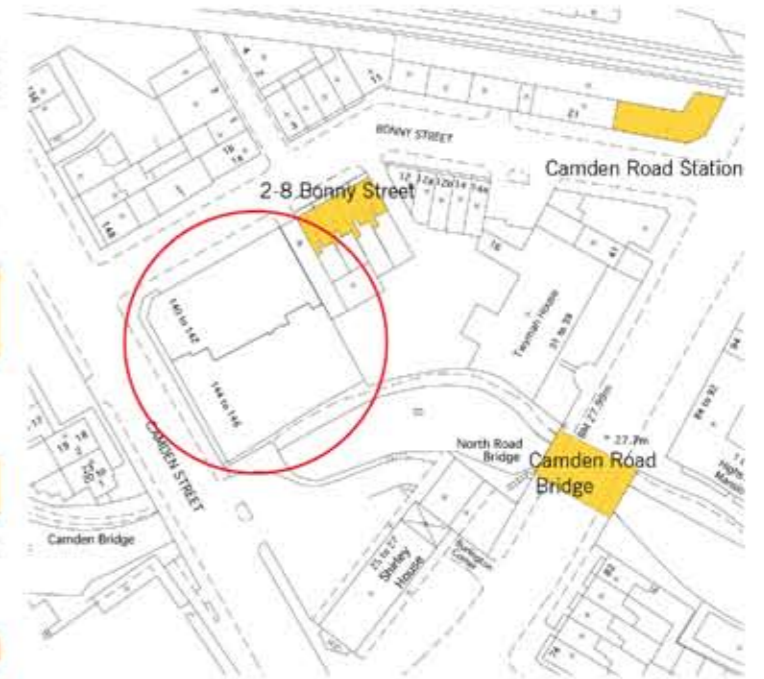
UDP Map
Only policy zone on site is the Regents Canal conservation area



LAND USE KEY

- Residential
- Office
- Commercial
- Retail

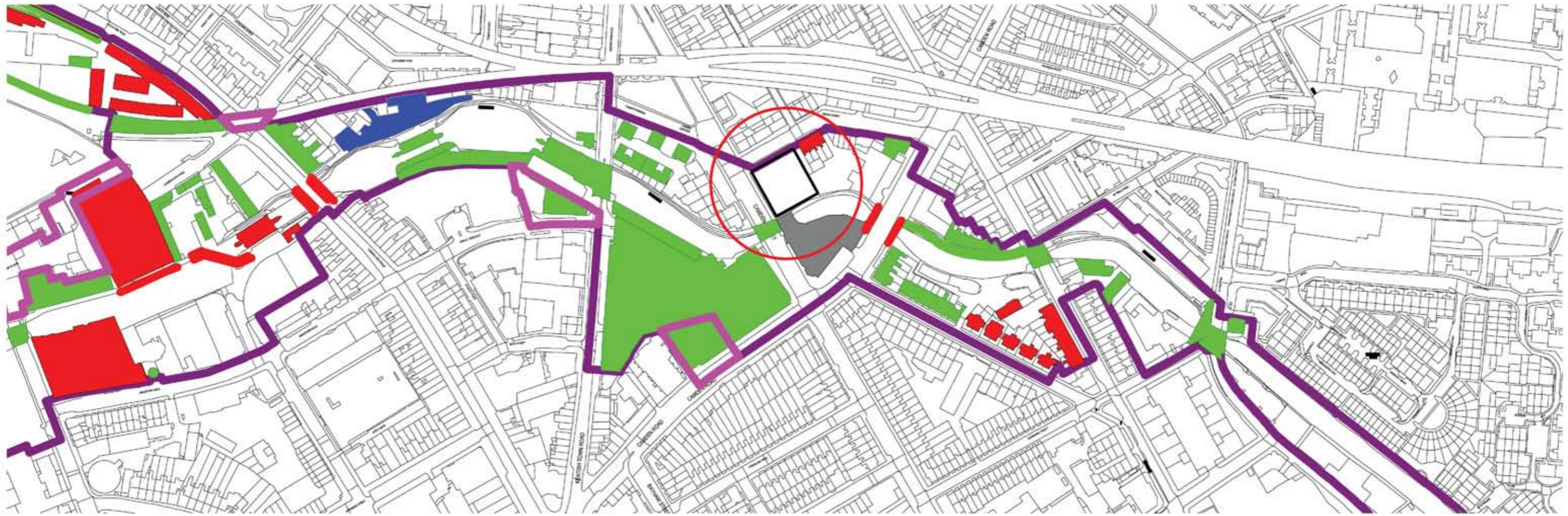
Land Use Map
Commercial in a mixed residential / office area



Listed Buildings Map
Listed houses almost adjacent

Regent's Canal Conservation Area

The site is located within the Regent's Canal Conservation Area which is shown on the map below.



-  Listed Building
-  Negative Building
-  Positive Building
-  Regent's Canal CA
-  Proposed Conservation Area Regent's Canal
-  Opportunity Site

Planning and Conservation Context 2

Flood Risk

The site is close to the Regents Canal and Fleet River but is not shown at risk of flooding by the Environment Agency, as are areas further east. Flood warnings are not issued for the area. The Fleet River runs under the site.



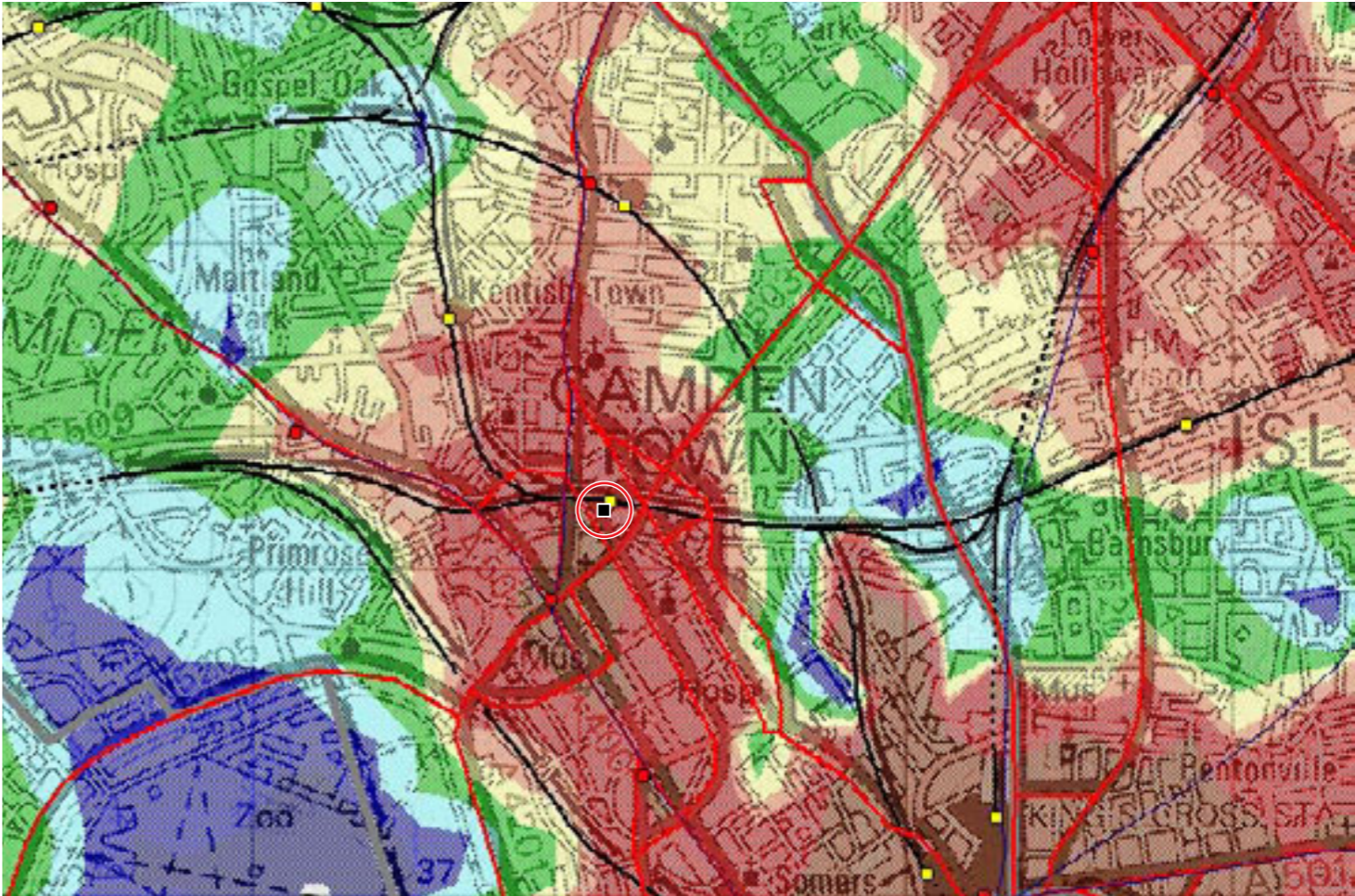
Flood Risk Map
No environmental dangers near the site

Public Transport Accessibility

The area has very good access to public transport, with Camden Road Overground station a few metres further along Bonny Street, Camden Town underground station just three minutes walk to the south, and twelve bus services in the adjacent streets. It sits within a PTAL (Public Transport Accessibility Level) area of 6a, the second highest rating.



Bus map
12 bus routes close to the site



PTAL map
Site shows Level 6, maximum rating

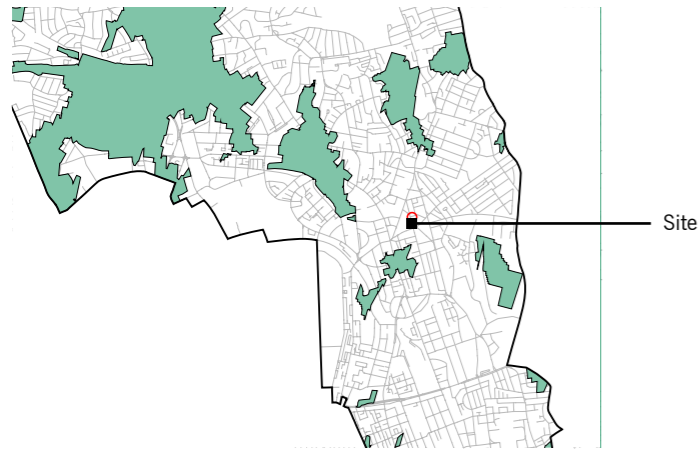


Public Open Space

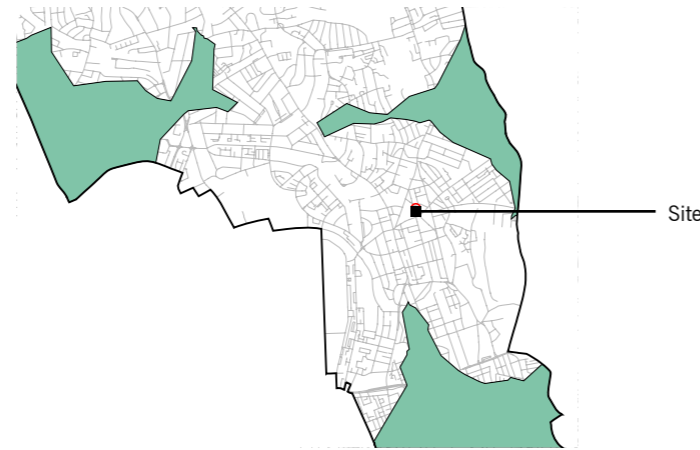
In addition to being adjacent to the canal, the site has good access to public open space for such a central location. Council maps show that it is not in an area deficient of open space or deficient of nature conservation.

Camden Gardens is very close to the site, described as ‘a little green oasis’ by the Camden guide. The Regents Canal tow path is also very close, and designated a ‘green corridor’ and a place for informal recreation.

There are two more parks within half a kilometre, and a further eleven within 1km, including most importantly Regents Park with its wide range of leisure facilities.



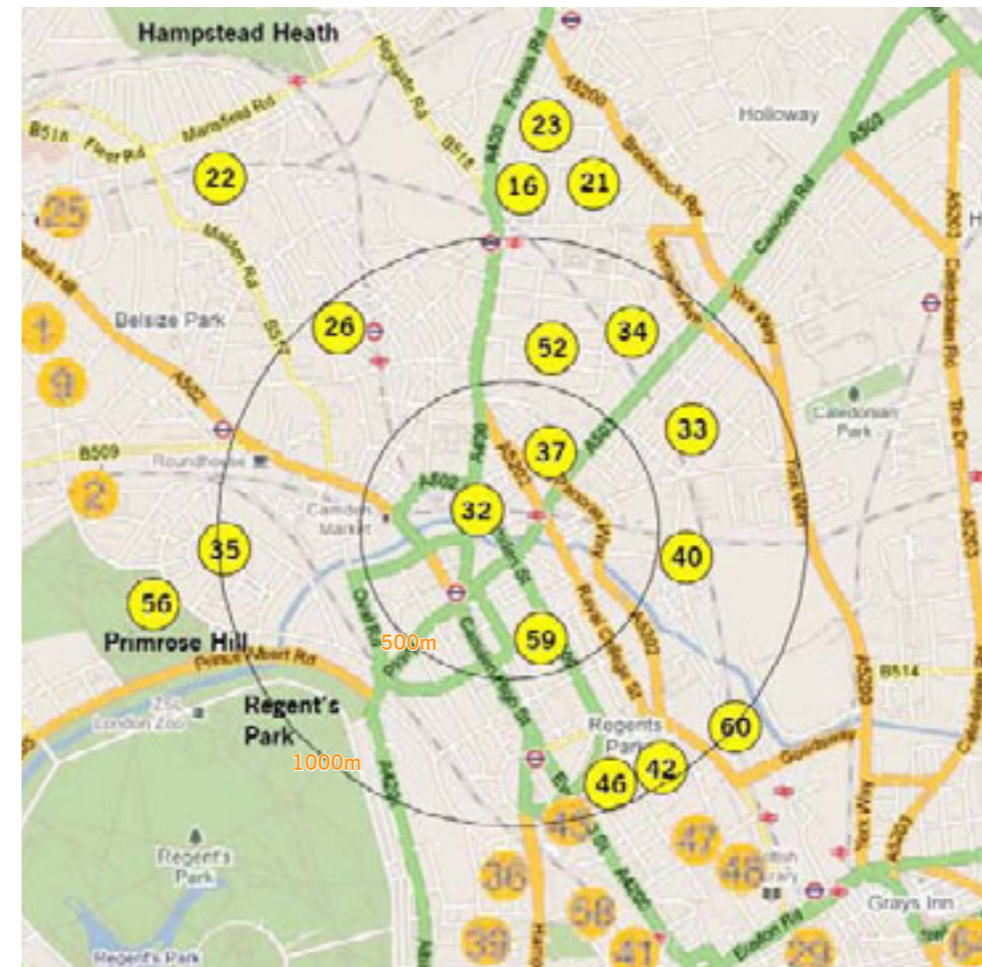
Areas of Open Space Deficiency



Areas of Nature Conservation Deficiency



Camden Gardens - Local Park



Map showing public open spaces, taken from ‘A Guide to Camden’s Parks & Open Spaces’

Key to Public Open Spaces

- 16 Falkland Place Open Space
- 21 Leighton Crescent Gardens
- 22 Lismore Circus
- 26 Talacre Gardens
- 32 Camden Gardens
- 33 Camden Square Gardens
- 34 Canteloves Gardens
- 35 Chalcot Square Gardens
- 37 College Gardens
- 40 Elm Village Open Space
- 42 Goldington Crescent Gardens
- 46 Oakley Square Gardens
- 52 Rochester Terrace Gardens
- 56 St George’s Terrace Open Space
- 59 St Martin’s Gardens
- 60 St Pancras’ Gardens

Local Context

Urban Context

Camden Street

This part of Camden Street is dominated by Shirley House, and its odd relationship to Grimshaw's supermarket opposite. The domestic scale of the area is cut off by the railway viaduct to the North which cuts through Camden Street from Camden Road Station.



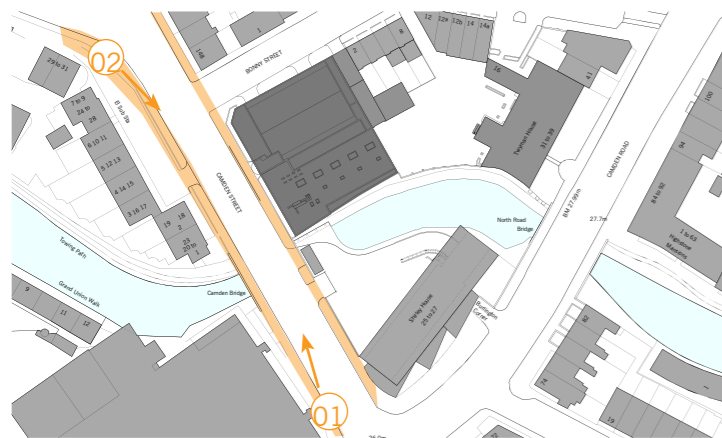
01) Camden Street view from Camden Road (south)



02) Camden Street view from railroad bridge (north)
03) View from the junction of Camden Road and Camden Street



04) The ABC bakery in Camden Road shortly before it closed in the 1980s. Sainsbury's now stands there



Bonny Street

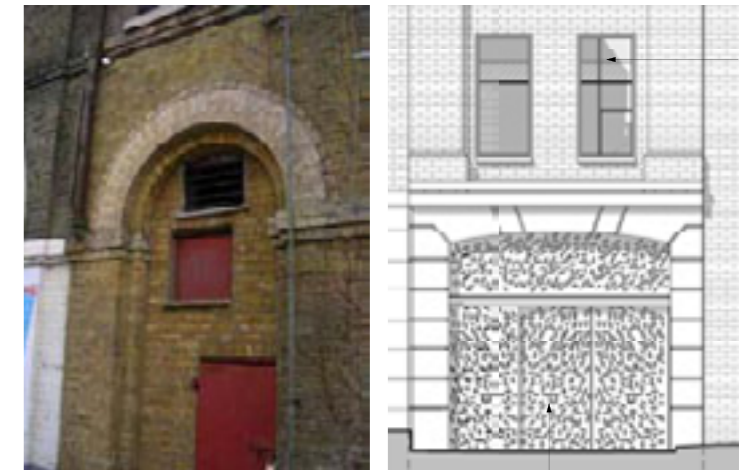
Bonny Street shows considerable variation in style and height between blocks. The nearest neighbours, Pulse House and adjacent listed Georgian housing, are some of the smaller blocks in the street.



05) Bonny Street view towards Camden Street



06) Bonny Street view from Camden Street of the listed buildings
07) The London Overground station building



08) Local industrial building
09) Industrial detailing on Bonny Street - Deep openings in brickwork articulated with double recess
10) Laser cut gateway to Pulse House



Regent's Canal

The southern boundary of the site fronts the Regent's Canal. A large concrete platform, which is an extension to Shirley House parking area, spans over the canal alongside the Camden Bridge; almost touching the existing building. A public towpath separates the site from the canal edge passing under Camden Street and Camden Road.



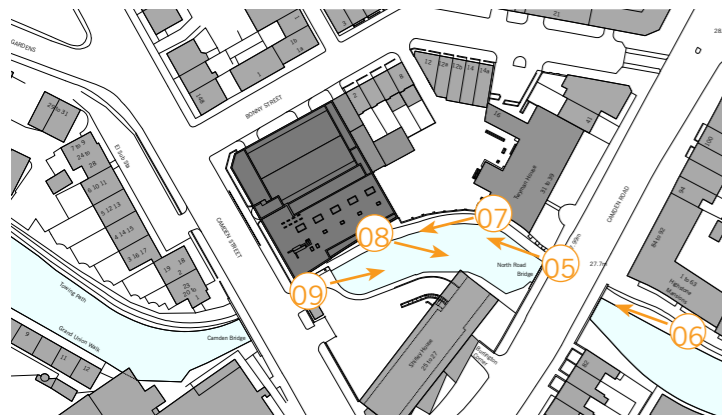
05) Regent's Canal view from North Road Bridge (Camden Road)



06) Regent's Canal view through North Road Bridge towards site
08) View towards North Road Bridge from site



07) Regent's Canal view towards Camden Bridge (Camden Street)
09) Camden Street view from railway bridge



Adjoining Site

Adjacent the site to the east the existing office building of Twyman House (shown below) was demolished in 2012.

Regents Canal side

Twyman House has been replaced by a mixed-use development of 50 flats with a cafe at canal level towpath and ground floor facing onto Camden Road.

A new public staircase from Camden Road to the tow path has also been incorporated into the scheme, as part of the public realm improvements



10) Twyman House (now demolished) Entrance from Bonny Street



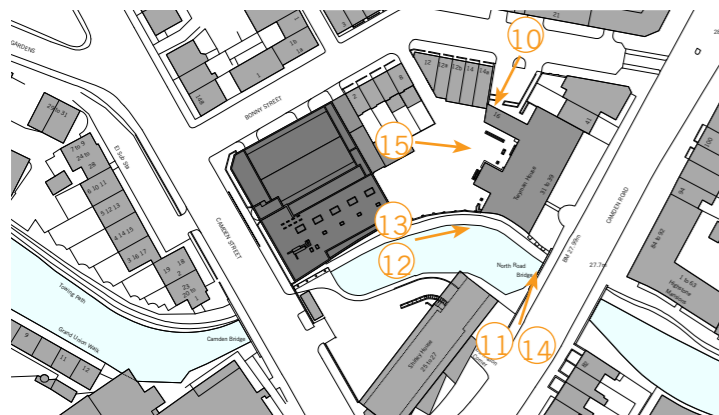
11) Twyman House (demolished) facade from Camden Road
12) Twyman House (demolished) facade from Regents Canal



13) Proposed Regent Canalside facade from Regent's Canal (CGI)



14) Proposed Regent Canalside facade from Camden Road (illustration)
15) Proposed Regent Canalside facade from Courtyard (illustration)



Immediate Vicinity

The site lies at the point where residential and commercial areas intersect. The immediate vicinity shows domestic and commercial buildings interspersed.

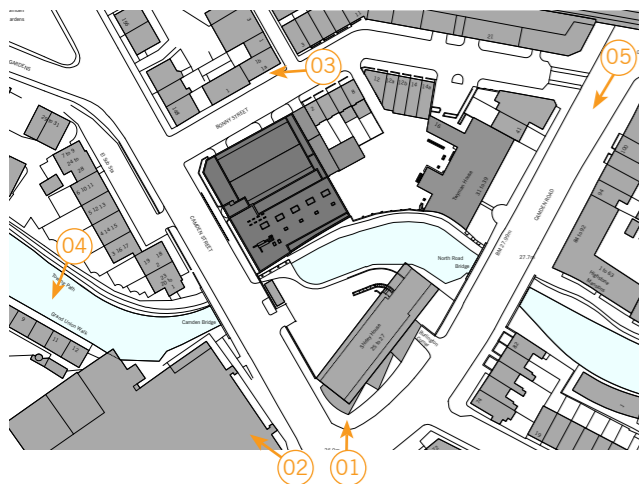
Materials of neighbouring buildings in Bonny Street are predominantly brick with elements and trims in other materials. Along Camden Street the materials and colours are much more varied.

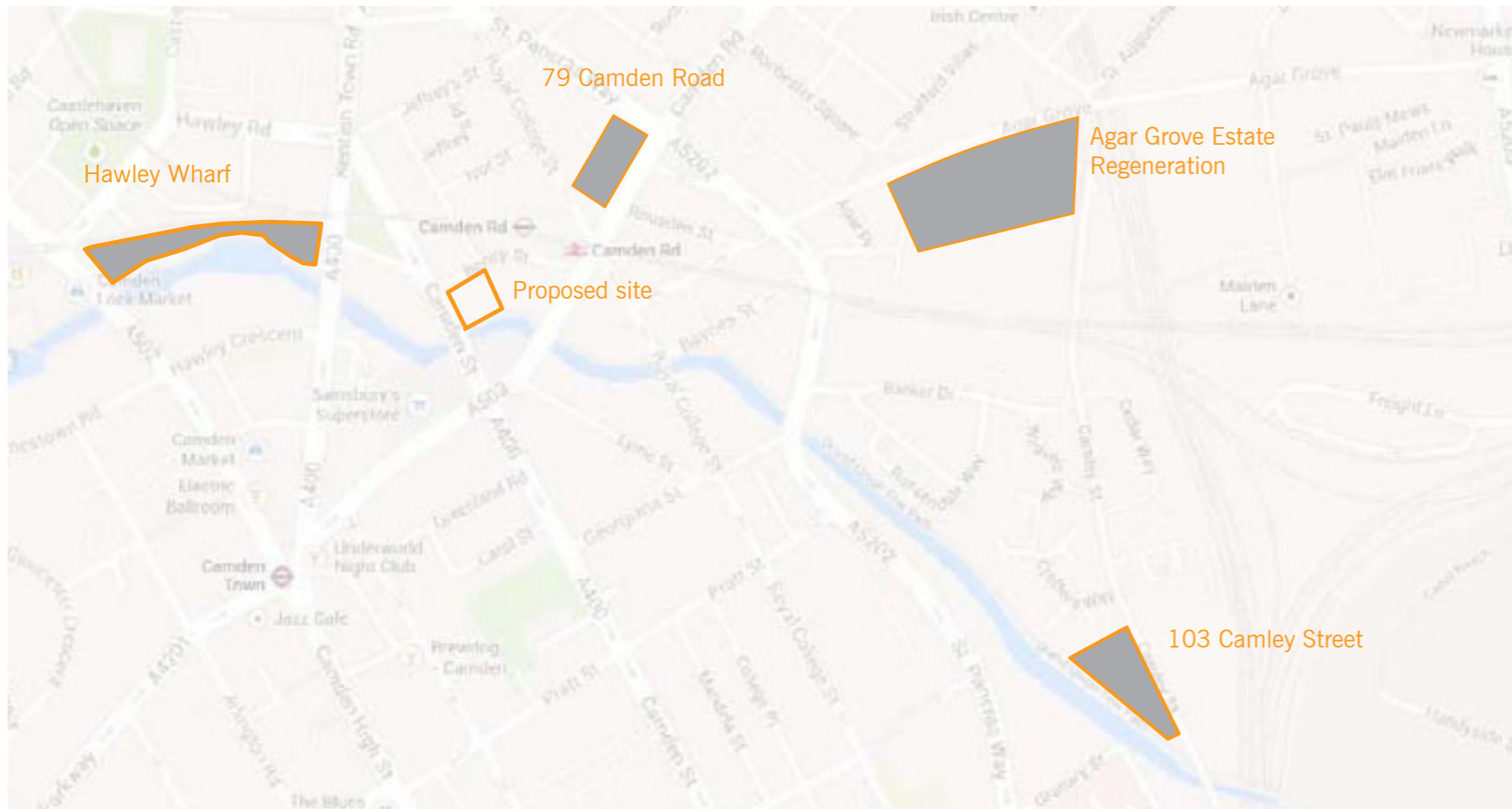


01) Sainsbury's Supermarket and Shirley House at the junction of Camden Road and Camden High Street

02) Sainsbury's Supermarket in Camden Road
03) Residential Buildings in Bonny Street

04) Residential Units at Regents Canal
05) Camden Road Station





Wider Context

Recent Developments in Camden

103 Camley Street



103 Camley Street is a large mixed use development located adjacent to Regents Canal to the north of St Pancras Station and falls within the King's Cross Opportunity Area.

Accommodation for 320 students across a variety of 84 units, typically in large clusters, will be provided and 40 residential dwellings in a mix of 2, 3 and 4 bed arrangements plus incubator office space for local young entrepreneurs, retail opportunities and a café.

The scheme's design is composed of three brick volumes that step down to meet residential neighbours to the north and rise up at the site's southerly apex to act as a gateway. The different parts of the scheme are rising up between 5 and 13 storeys from canal level.



Following discussions with the London Borough of Camden and the Greater London Authority, planning permission was granted in 2012 and completed in 2014.

Agar Grove Estate Regeneration



The project is part of the Council's Community Investment Programme and aims to be an exemplar for the borough, with high sustainability standards and a 'fabric-first' approach to increase energy performance.



Located North East of Camden Town on a site adjacent to two railway lines, the original estate dates from 1966. The new scheme will provide 513 new homes accommodated in different types of residential building varying from 4-storey town houses up to a 20 storey tower block.



The scheme was submitted for planning by LB Camden at the end of 2013, according to the council's website the first phase of building works will begin in October 2014.

New Developments in Camden - Post-Planning

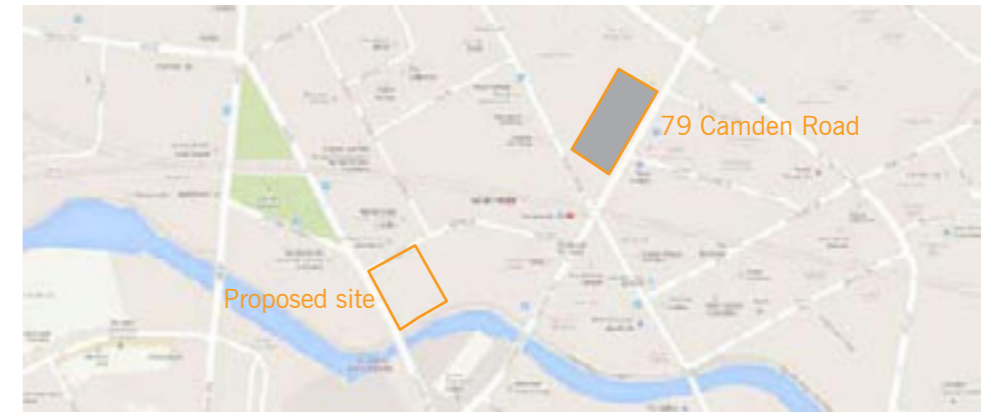
79 Camden Road



79 Camden Street lies at the junction of Camden Road and St. Pancras Way in the London Borough of Camden and is surrounded by four Conservation Areas. 164 new homes will be provided by the development in a mix of one, two, three and four bedroom homes replacing various buildings, previously used by Camden Council.

The massing of the proposed building is composed in three vertical layers similar to a mansion block. The base contains the duplexes, with their own front doors with bridges over lightwells and railings around. The middle section is four storeys and contains the apartments.

The top section is set back from the street behind a well defined parapet. The overall height of the development will be a five storey high to St Pancras Way and Camden Road, with two additional set-back floors to Camden Road and one to St Pancras Way.



Planning permission was granted in March 2014 to redevelop the formerly Council owned, brownfield, vacant site and demolition works will commence shortly.

Hawley Wharf



The Hawley Wharf Masterplan transforms a neglected site in the heart of Camden Town into a vibrant new destination whilst enhancing the inherent identity of the area.

Eight new buildings between 5 and 9 storeys high – set amongst the existing railway viaducts – and two refurbished buildings, including the Grade II Listed 1 Hawley Road, are arranged around three major new public spaces and several new pedestrian routes which reconnects the site with its neighbourhood.



The lively mix of uses includes 170 affordable and private homes, a primary school for 210 pupils with a 26 pupil nursery, incubator workplace units, artisanal and industrial workshops, a local cinema, a variety of local retail opportunities and a flexible and open market building along Regent's Canal. The scheme achieved planning consent in 2012.

