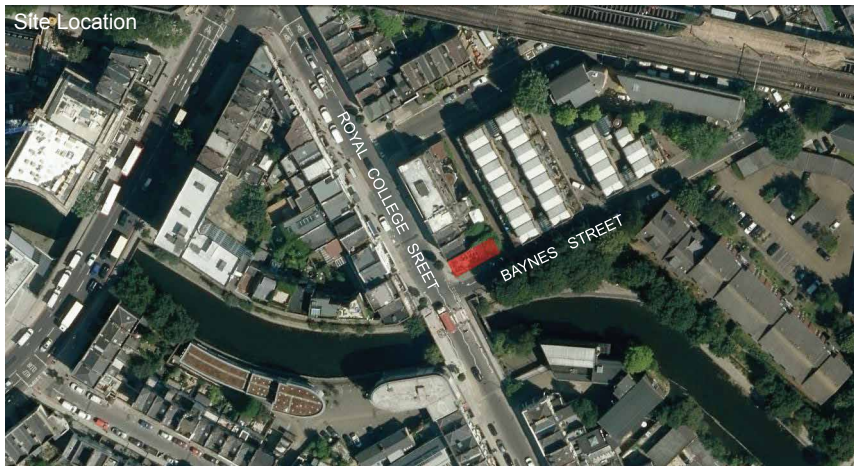


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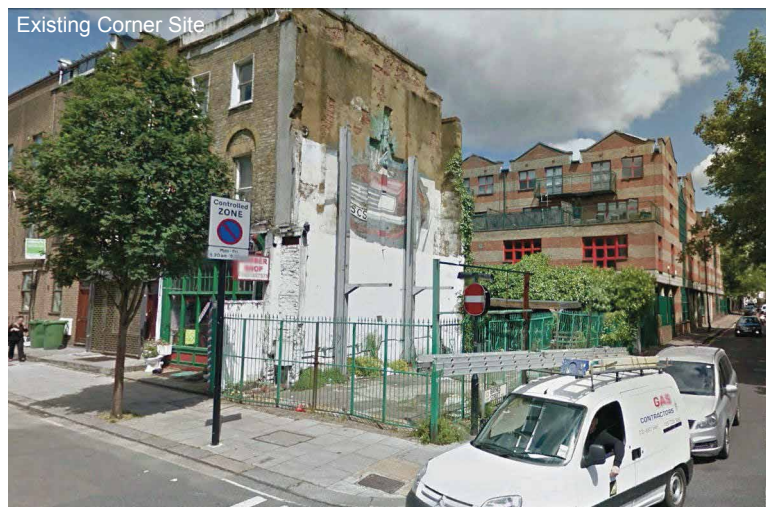
ARCHITECTS Ltd

Tin House, Smugglers Yard, London W12 8HU, +44 (0) 7973 131 882 mail@henningstummelarchitects.co.uk

## 152 Royal College Street Design and Access statement



This prominent corner site on the Royal College Street overlooks the canal and marks the entry point into the Camden Broadway conservation area.



The site has long remained empty. Previously an early Victorian shop house must have stood here. This will have had a blank south façade and four floors, including a basement and will have been similar to the two historic buildings on adjacent sites.

Royal College Street was set out about 1850. It's straight and the street level is made up from the spoils generated by rapid development along both sides. Many original buildings have survived. These inform the character and scale of the street and define the urban space. Post-war development has, by and large, been inferior and includes a Parcel-force warehouse, a car repair centre and a small industrial estate.

# HENNING STUMMEL ARCHITECTS Ltd

Tin House, Smugglers Yard, London W12 8HU, +44 (0) 7973 131 882 [mail@henningstummelarchitects.co.uk](mailto:mail@henningstummelarchitects.co.uk)



A new town house at 83 is a notable exception. This modest intervention with a translucent blue stone veneer façade is a more successful addition, both enriching and reinvigorating.

Another interesting development, immediately east of our site along Baynes Street, is Bruges Place. These buildings from the late eighties attributed to Jestico and Whiles reflect influences from James Stirling and Aldo Rossi's theory (The City and the House). This scheme is made up of two long blocks, separated by narrow cobbled streets. The different levels have been allocated diverse functions: car parking is at ground level, capacious first floor offices on concrete columns sit above and set back, maisonettes with roof gardens at the top. The two story maisonettes have quaint gabled roofs. The blocks have long glazed gallerias as circulation spines. The built volumes are clad in two tones of brick, set out in equidistant horizontal stripes.

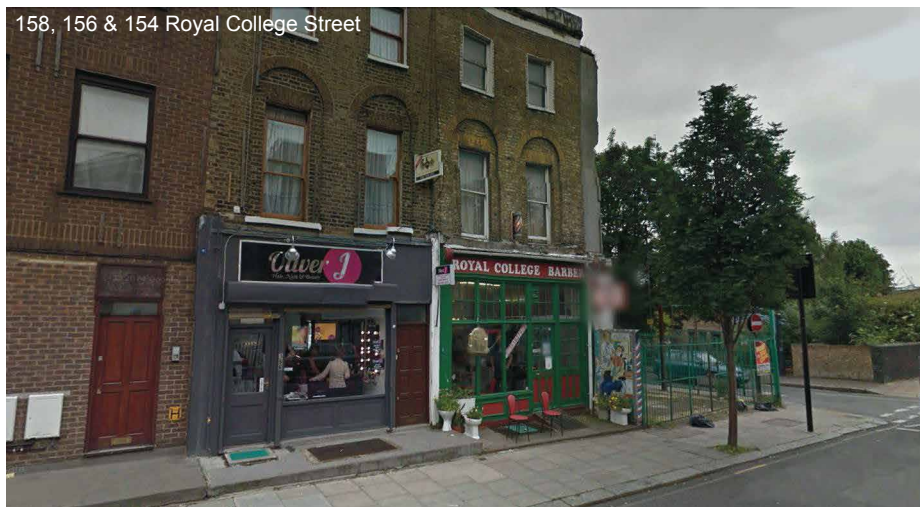




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The other buildings that impact on our site are the two shop houses on neighbouring sites 154 and 156 Royal College Street. Worth noting is the attractive and presumably original shop façade of 154. Both buildings have no cast railings separating pavement and shop-front. The front basement rooms are lit via gratings.



The Camden Broadway conservation area appraisal highlights our empty plot as a space that detracts from its neighbourhood. This application offers an opportunity to address this shortcoming. So how can a new building in the location successfully respond to its surroundings and enhance the setting?



This corner is highly visible, particularly when you come up the Royal College Street. The flank elevation is very prominent and should offer an active front, to address the public realm and take advantage of the view across the canal.