

2 ST MARTINS ALMSHOUSES

DESIGN, ACCESS AND HERITAGE STATEMENT



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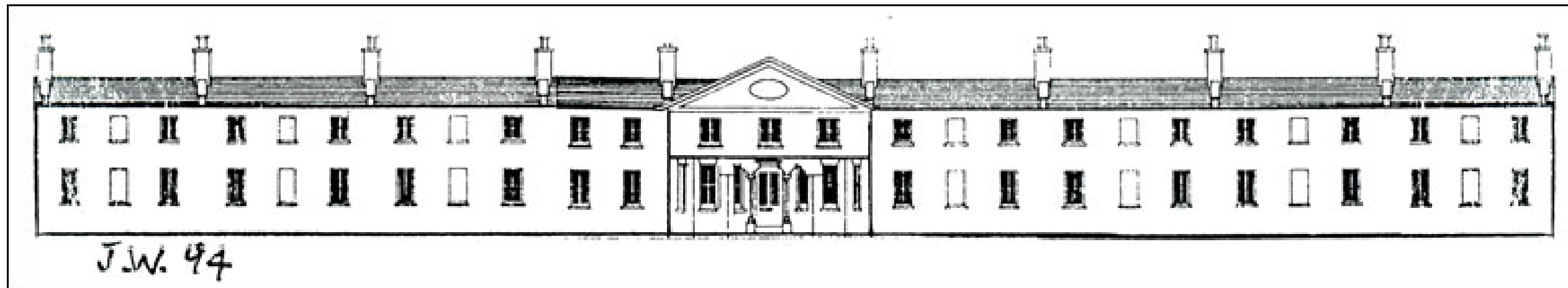
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1. INTRODUCTION

This Design and Access statement has been prepared as part of a planning and listed building consent application to make minor modifications to 2 St Martins Almshouses. This includes:

1. To build a new brick extension to the rear of the property, set back from the line of existing extension, to form a new living space.
2. To replace the non original glass roof over the projected landing, utility, with slate tiles to match existing.
3. To remove the rear ground floor sash window to make way for a new entrance into the extension.

The alterations to this listed building are discreet and external modifications at the rear of the property complement and enhance the character of the house.



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.

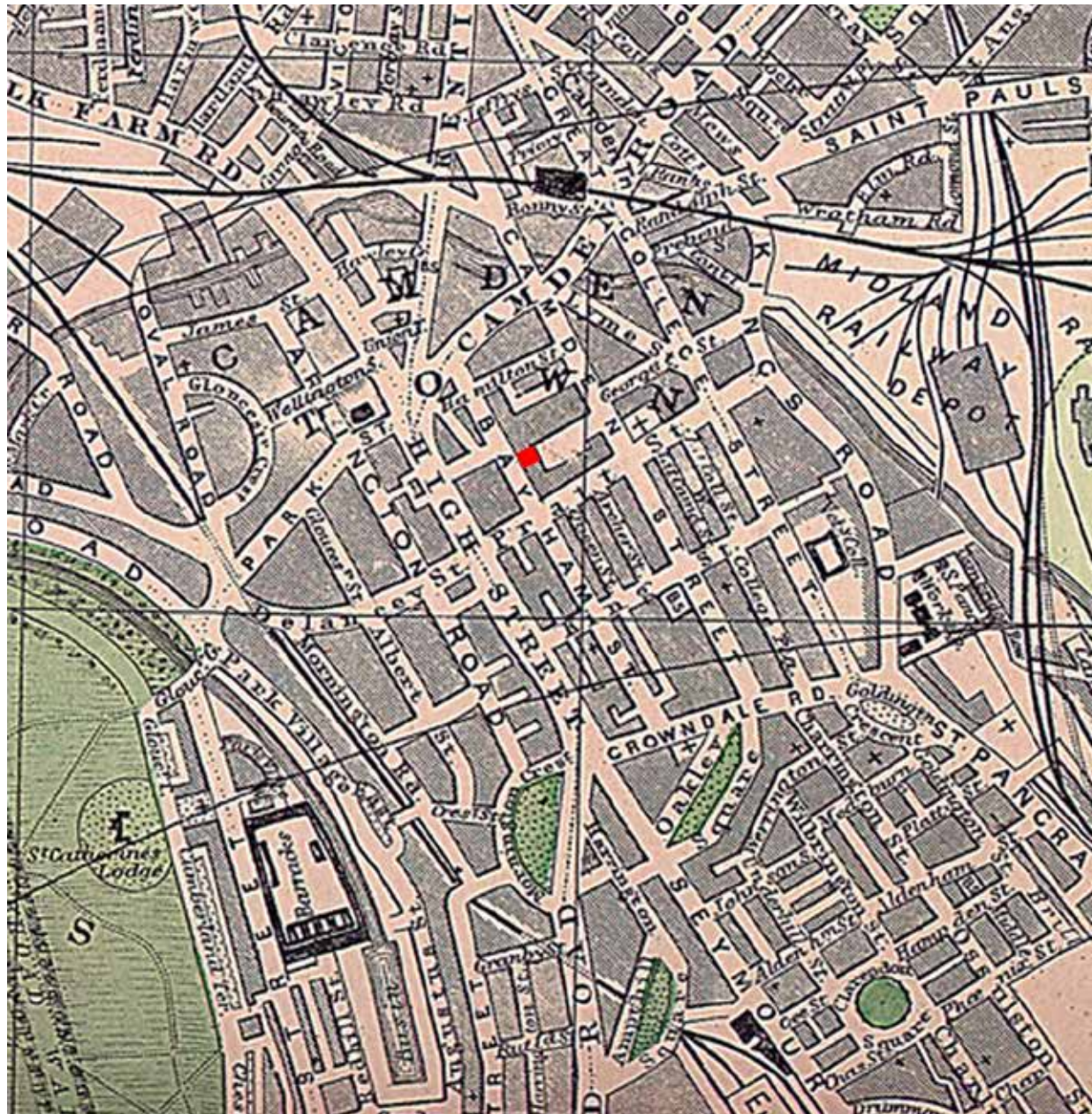


Aerial View

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

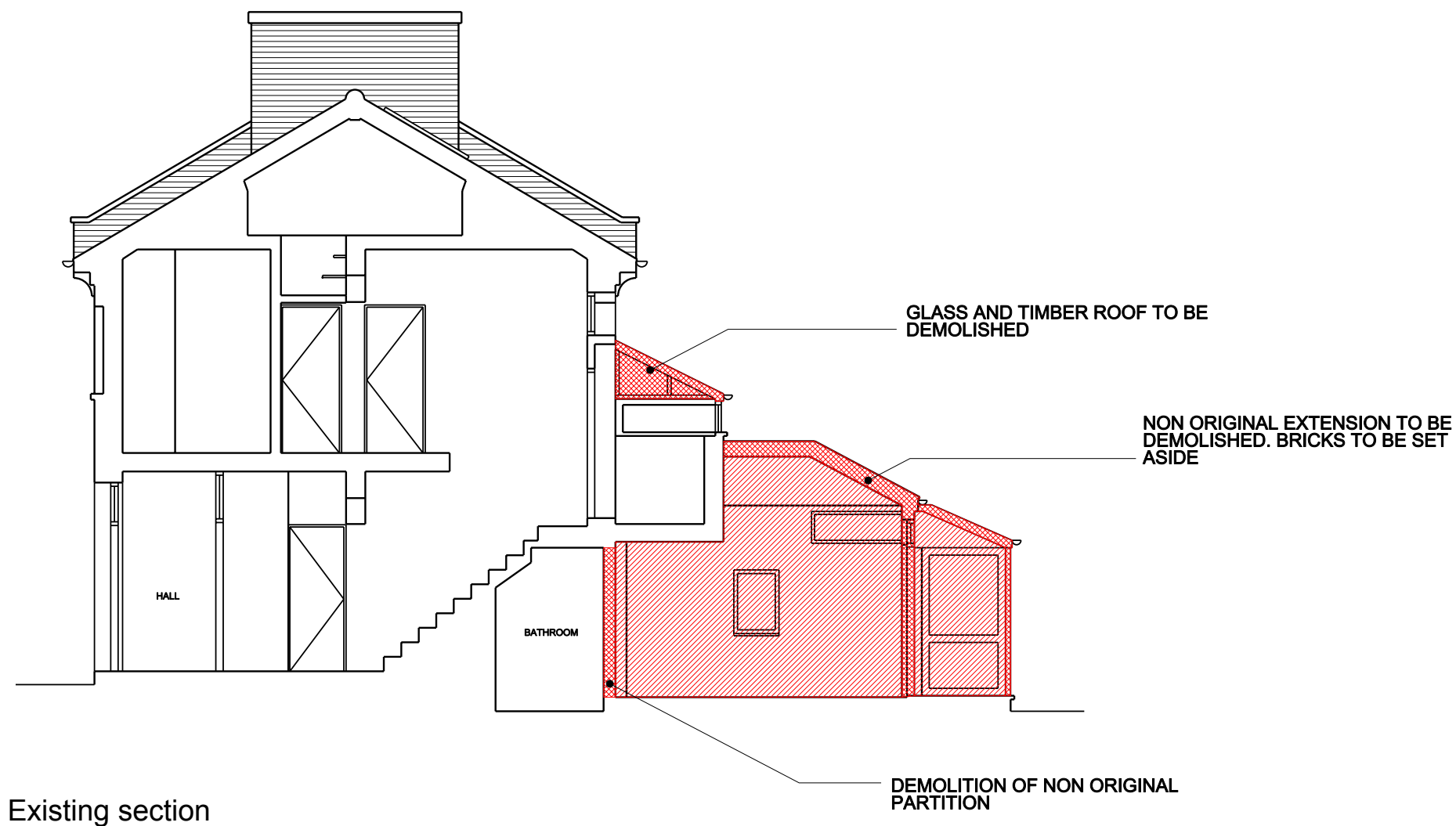
Details: 1818, Symmetrical 2 storey terrace. Flanking houses with square-headed doorways, fanlights and panelled doors. Gauged brick flat arches to recessed 4-pane sashes, those above entrances being blind. Slab chimney-stacks rise from party walls. Original, shaped cast-iron rainwater heads.

Listing NGR: TQ2908183781

3. EXISTING BUILDING

Area hatched in red indicates building fabric to be removed or demolished.

The existing, unsympathetic extension is in poor condition and has very little if not any insulation within the walls, making the room uninhabitable in winter. The construction is of poor quality; In the two high level horizontal windows, perspex is being used instead of glass which adds to the high amount of heat loss through the extension. The added porch to the rear of the extension provides no additional living space and creates a 'tacked on' look which is unsightly.

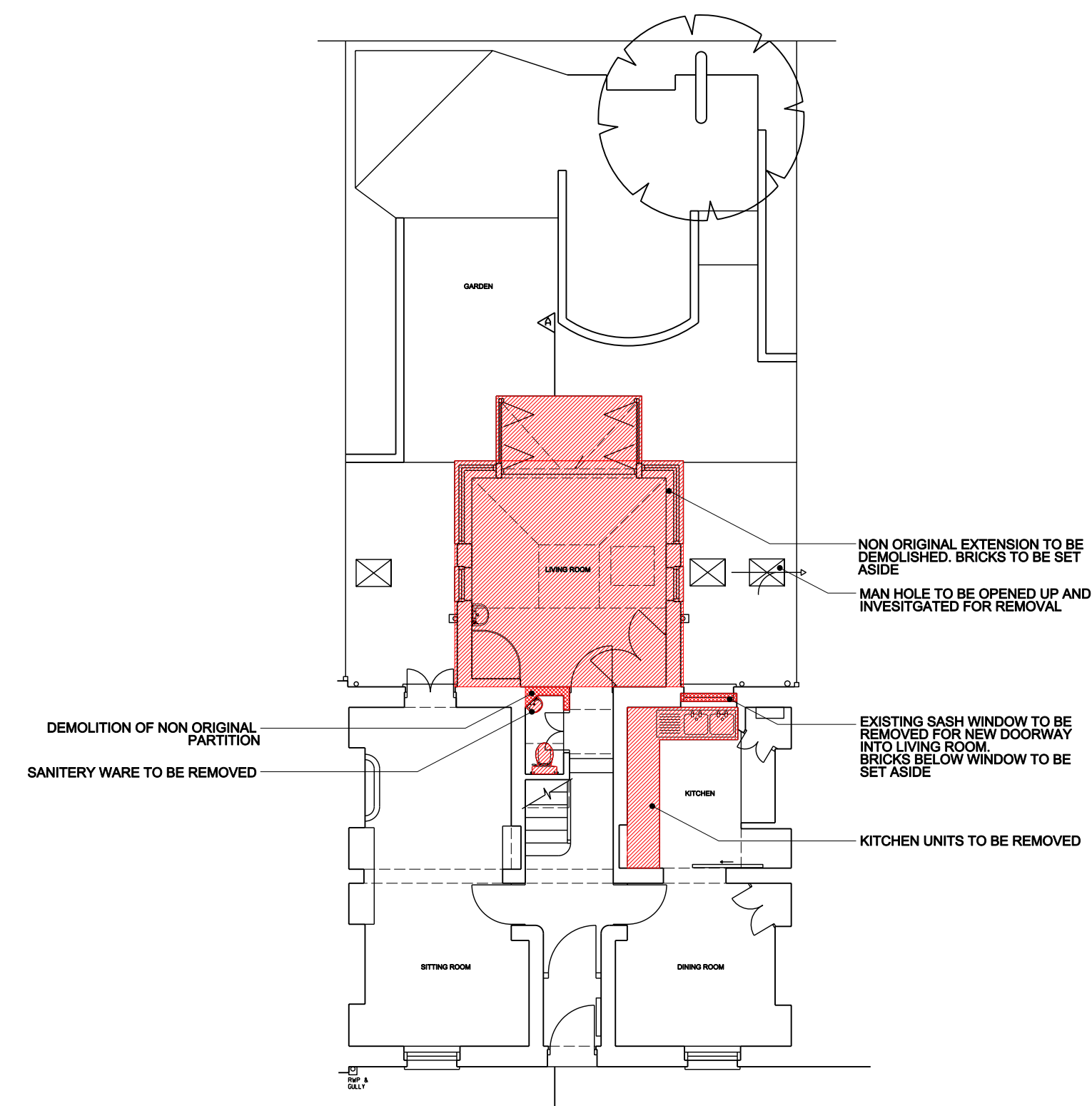


High level flimsy plastic window

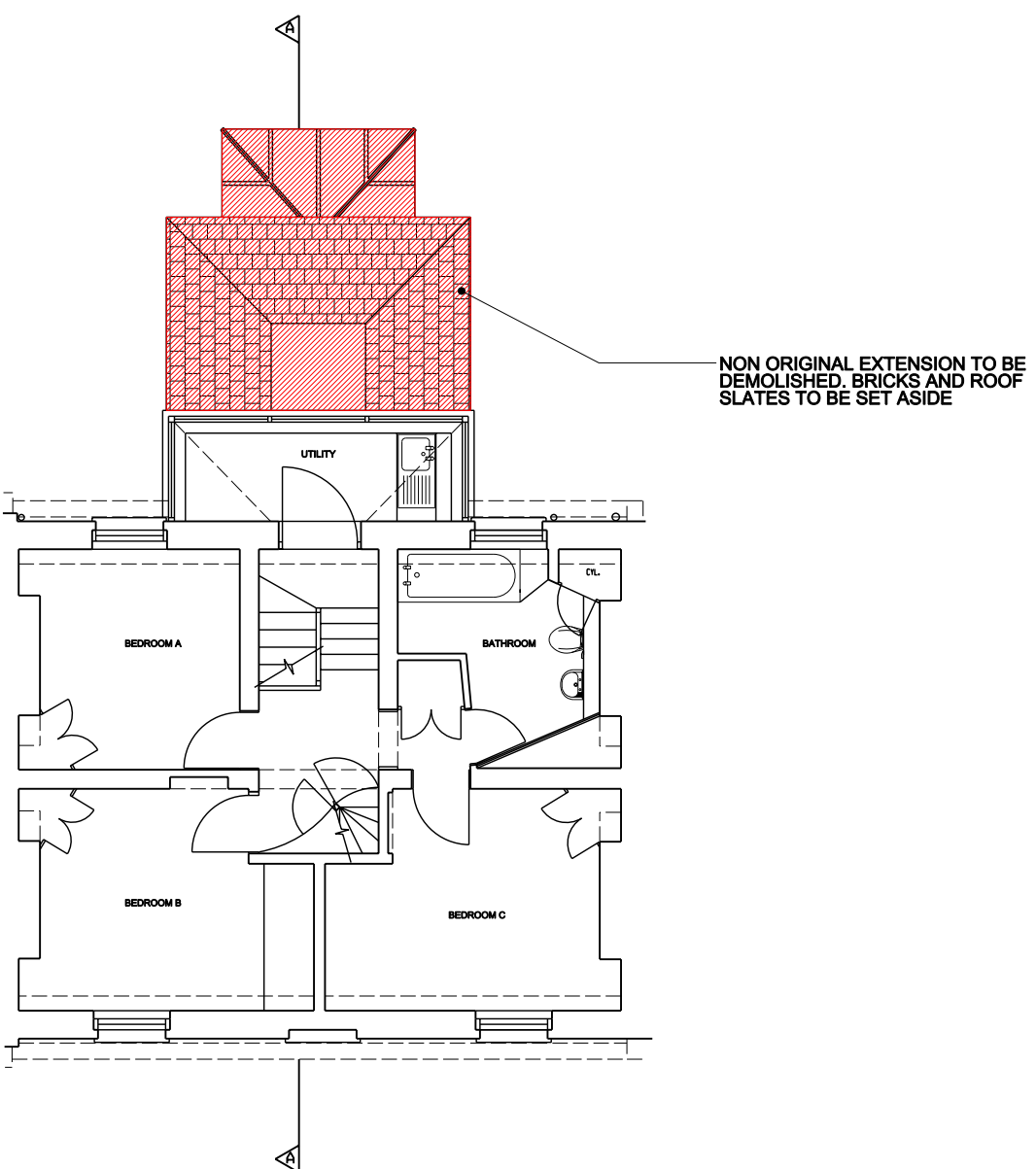


View of rear extension

The existing non original extension is to be demolished and the rear ground floor sash window to be removed to make way for a new entrance into the extension.



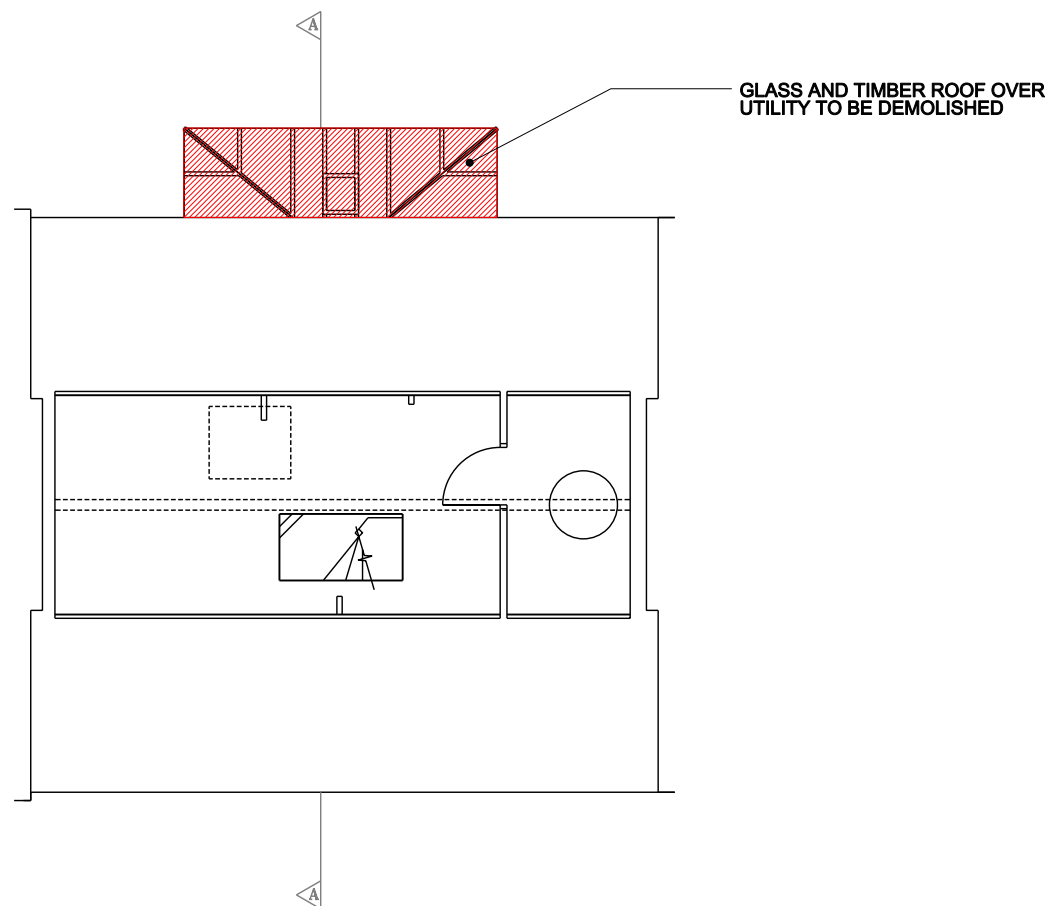
Existing ground floor



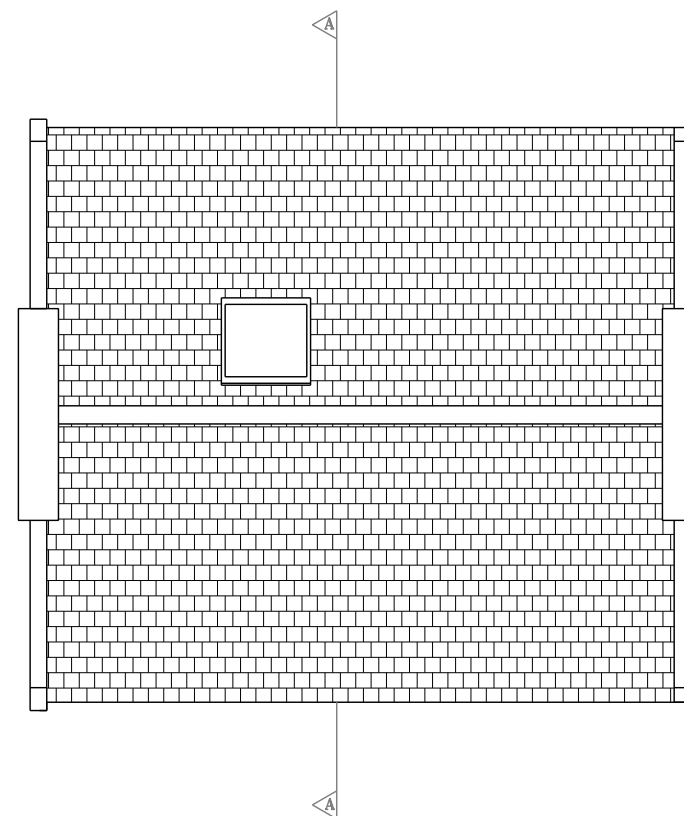
Existing first floor

The existing non original glass roof over utility is to be removed.

The glass and timber roof over the utility is of poor construction and is not in keeping with the rest of the building. The single glazing is cold in winter and also impossible to clean from the outside resulting in mould and a build up of condensation which is unhygienic and unsightly.



Existing loft



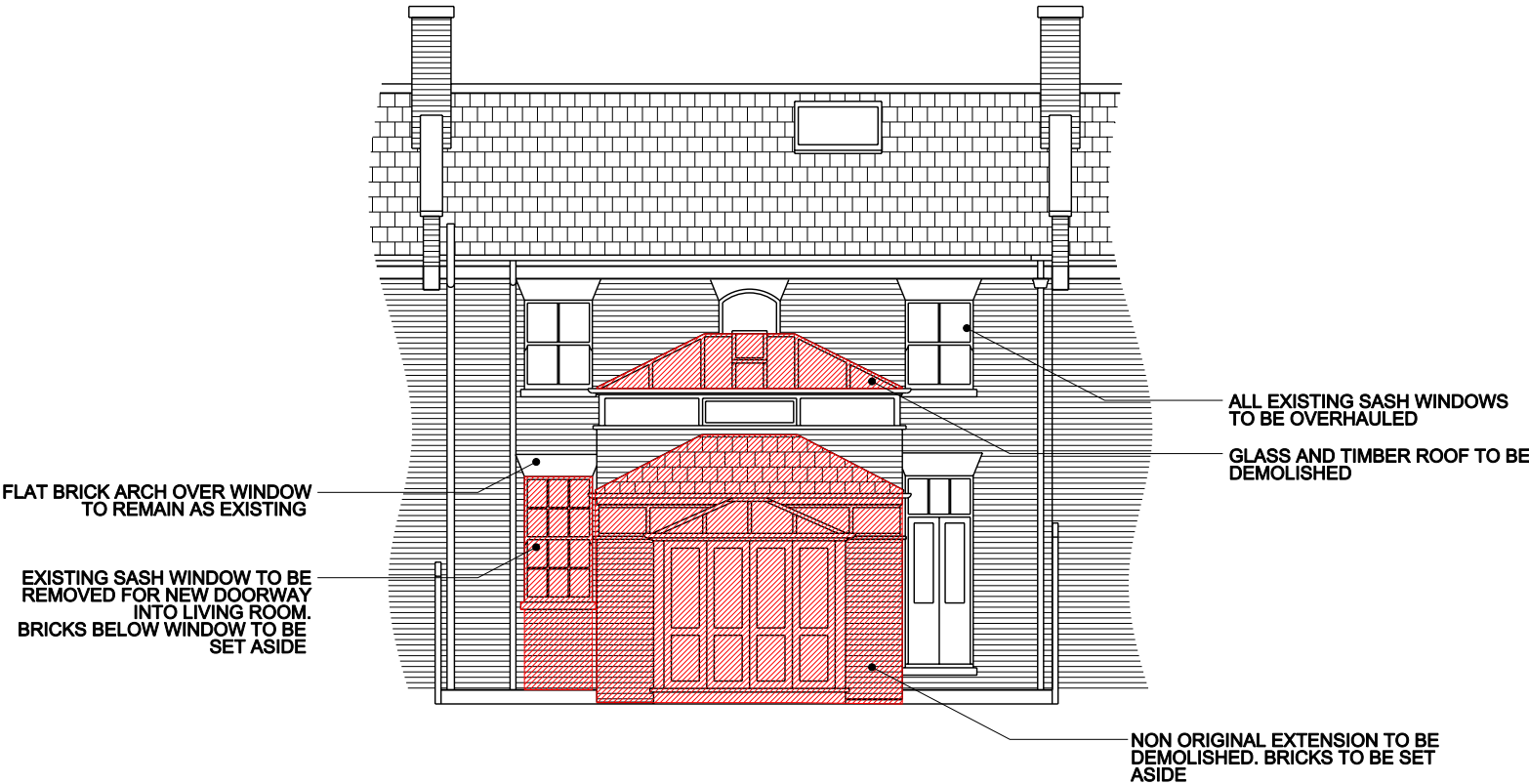
Existing roof plan



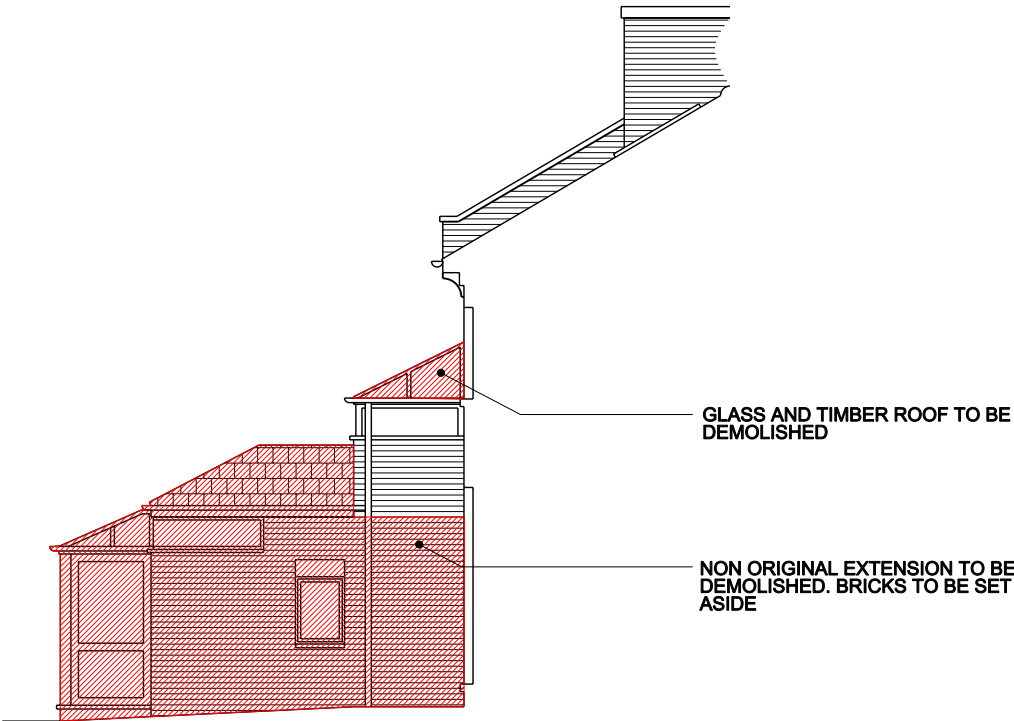
Glass roof over utility



View inside existing extension



Existing rear elevation



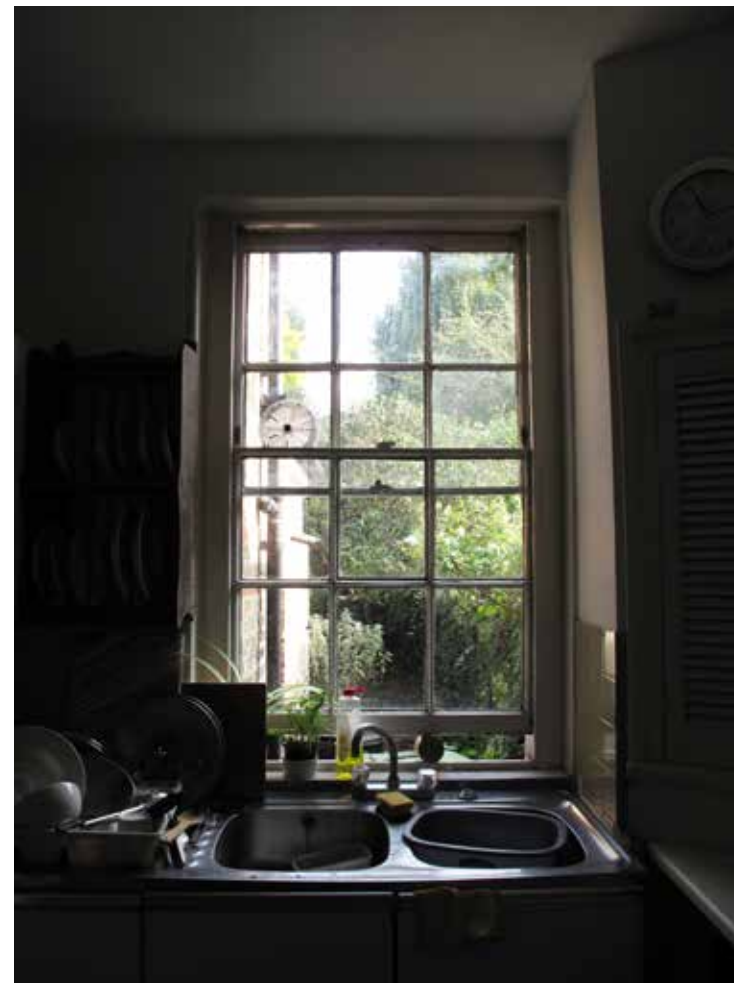
Existing side elevation

The existing 6 over 6 single glazed sash window, proposed for removal, is on the ground floor, rear elevation. The window appears to be original to the property, and perhaps partly due to its age, it has started to decay around the edges and some of the woodwork has rotted away making it draughty. The window is in the poorest condition compared to the rest of the windows in the building.

The proposal is for a set of sympathetic single glazed double doors to be fixed into the opening, in a style similar to the existing doors on the other side of the building (circled in green below). Whilst the doors will be internal, the aim is to keep new fixtures and fittings in the same style and character as the rest of the building.



Existing rear elevation



Existing sash window

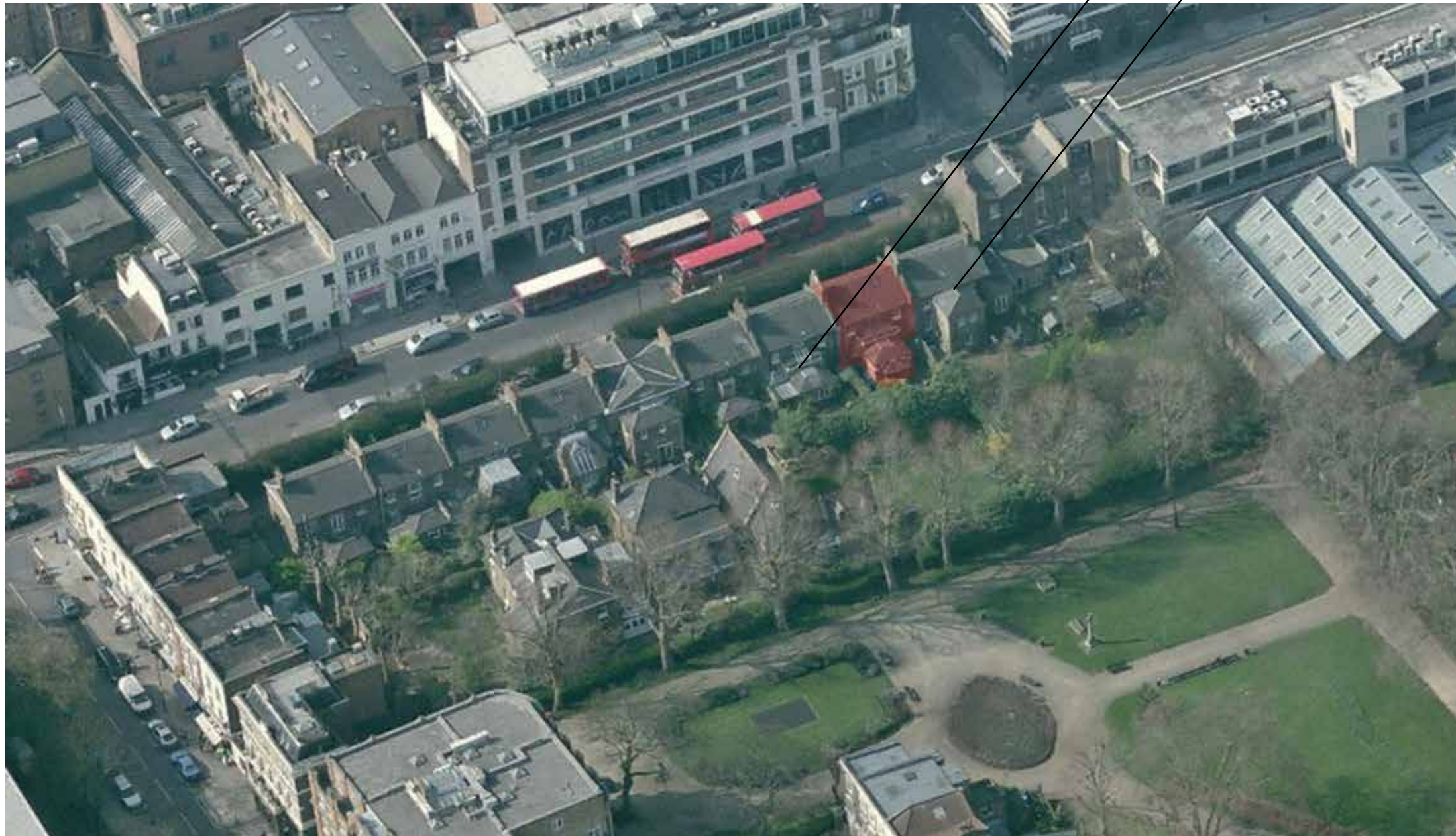


Corner of window showing poor condition

The aerial view of St Martins Almshouses shows all the existing one storey and two storey extensions to the rear of the individual houses. 2 St Martins Almshouses is identified in red. The scale of the proposed extension is in keeping with the scale of the two storey house and is very similar to other extensions on the rear of other Almshouse properties on the terrace.

One storey extension built across to left hand party wall

Two storey central extension



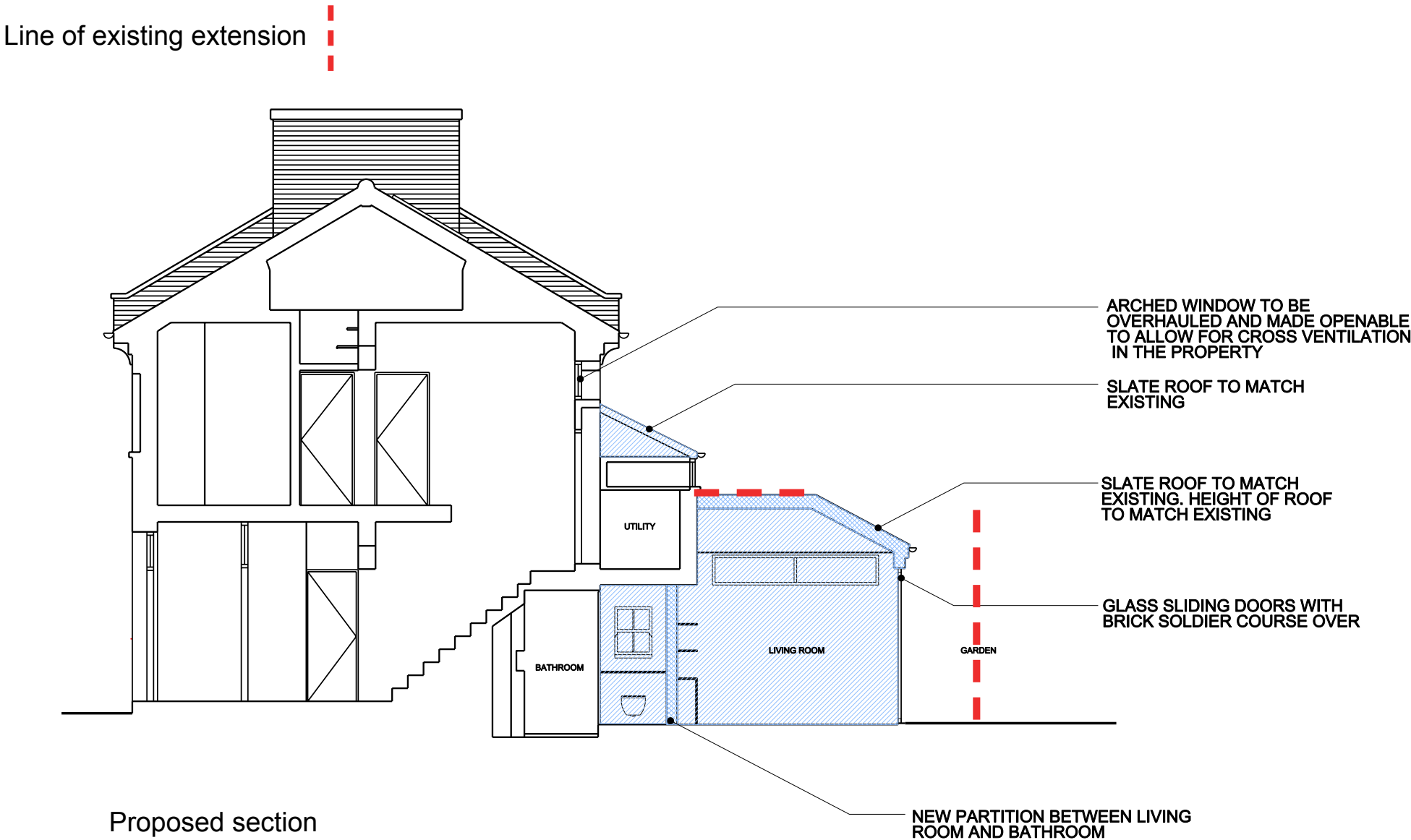
View of existing extensions

4. PROPOSED BUILDING

Area hatched in blue indicates elements to be constructed.

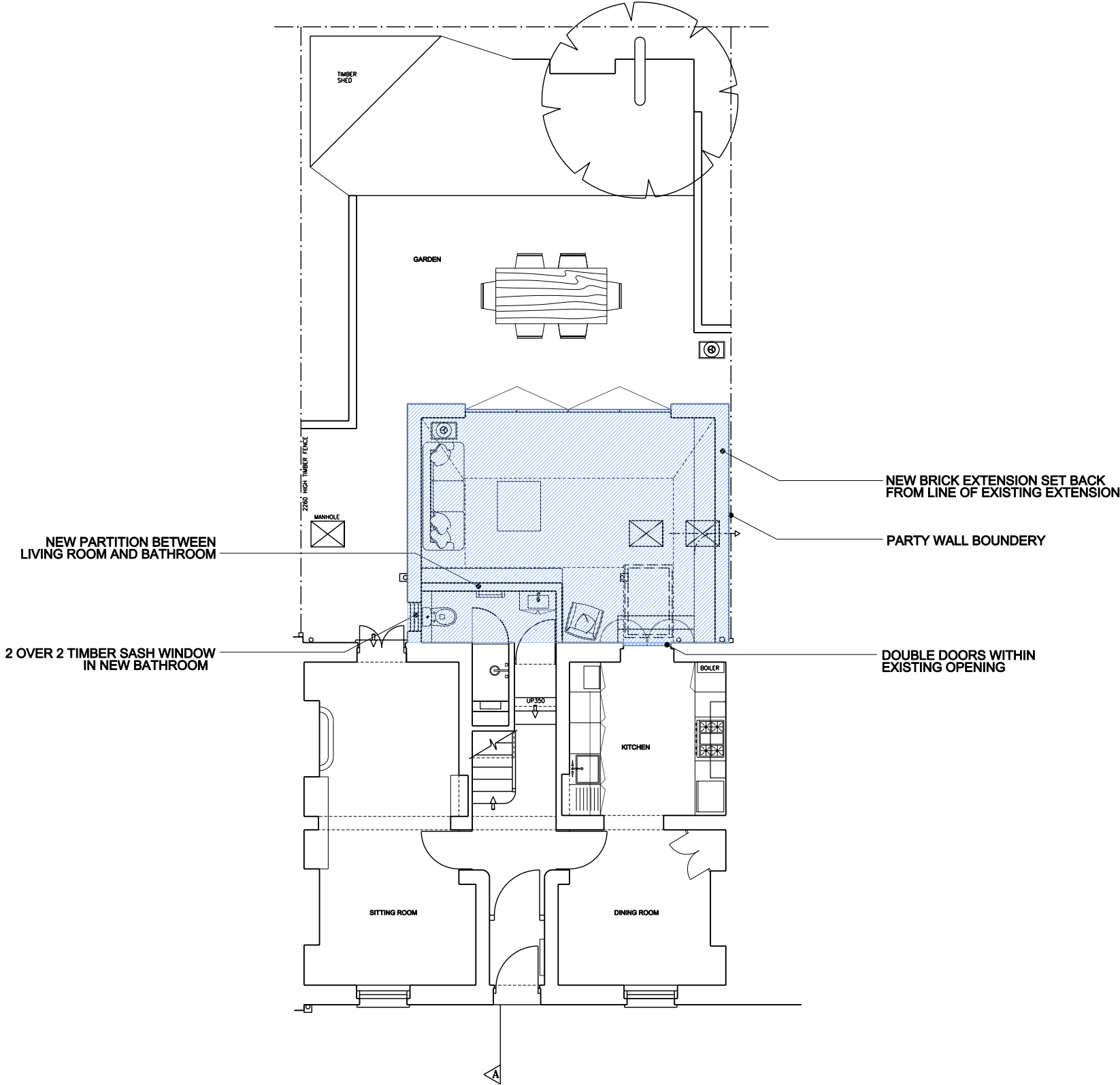
The proposed extension will be set back from the line of the existing extension with matching roof height and brick construction. A high horizontal window is proposed in the living space to bring in more natural light and to provide a view of the trees beyond with no overlooking. A guest bathroom will replace the poor quality shower in the existing extension and the existing w.c under the stairs, the sash window will provide natural ventilation and light into the small space. Both these proposed windows are similar to the glazing layout of the existing approved extension but will be of higher quality and suitable design.

The poor quality glass roof over the utility is to be replaced with slate which is more harmonious to the rear facade and is in keeping with the rest of the house and neighbouring almshouses.

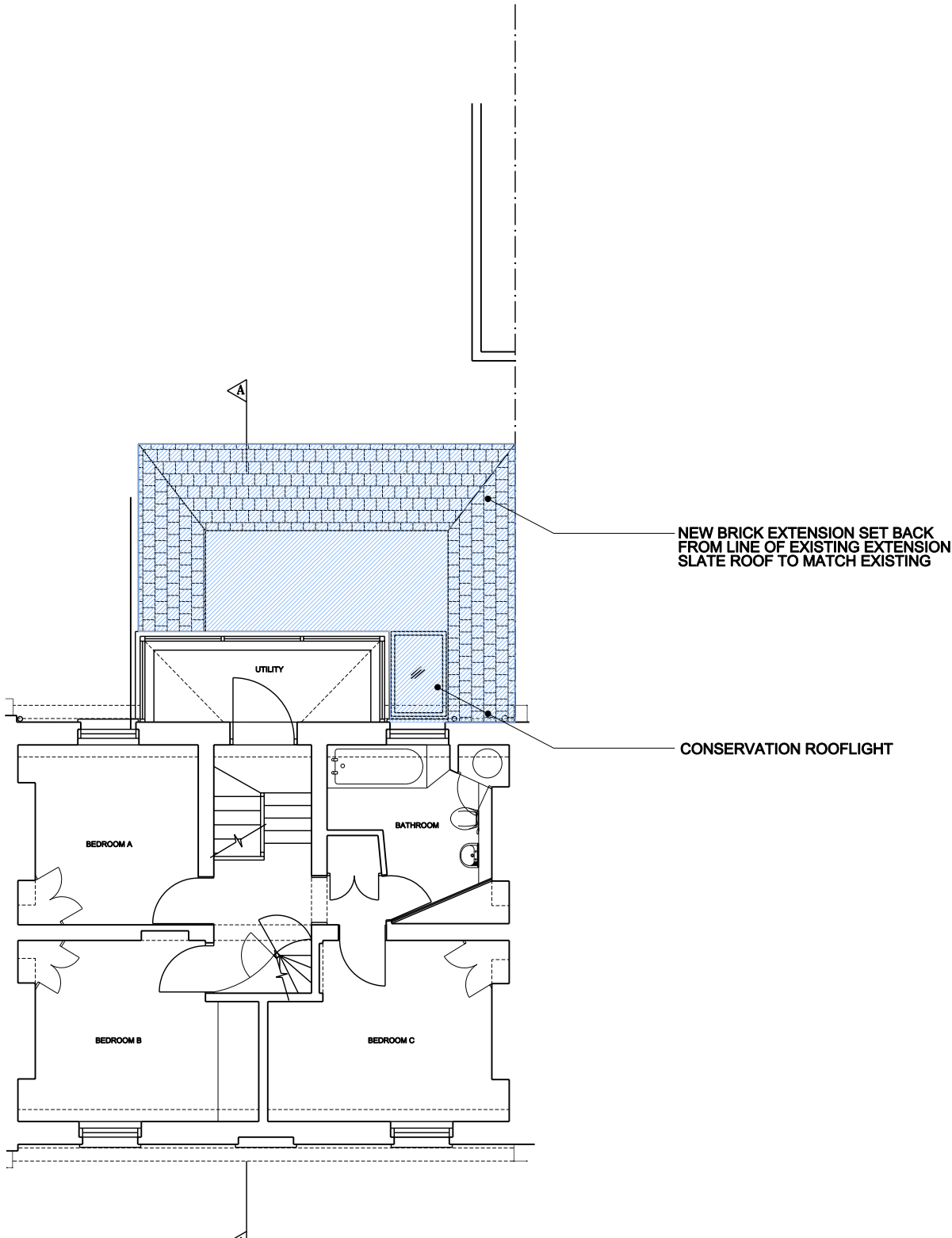


A small area to the rear of the property is to be a new guest bathroom as one bathroom seems unsuitable to the size of the house. A new entrance into the extension is proposed to replace the sash window at the rear of the property. The extension is to be brick with a slate roof to match the existing main house.

Sliding doors will maximise on natural daylight and provide views and step free access into the modest garden beyond.

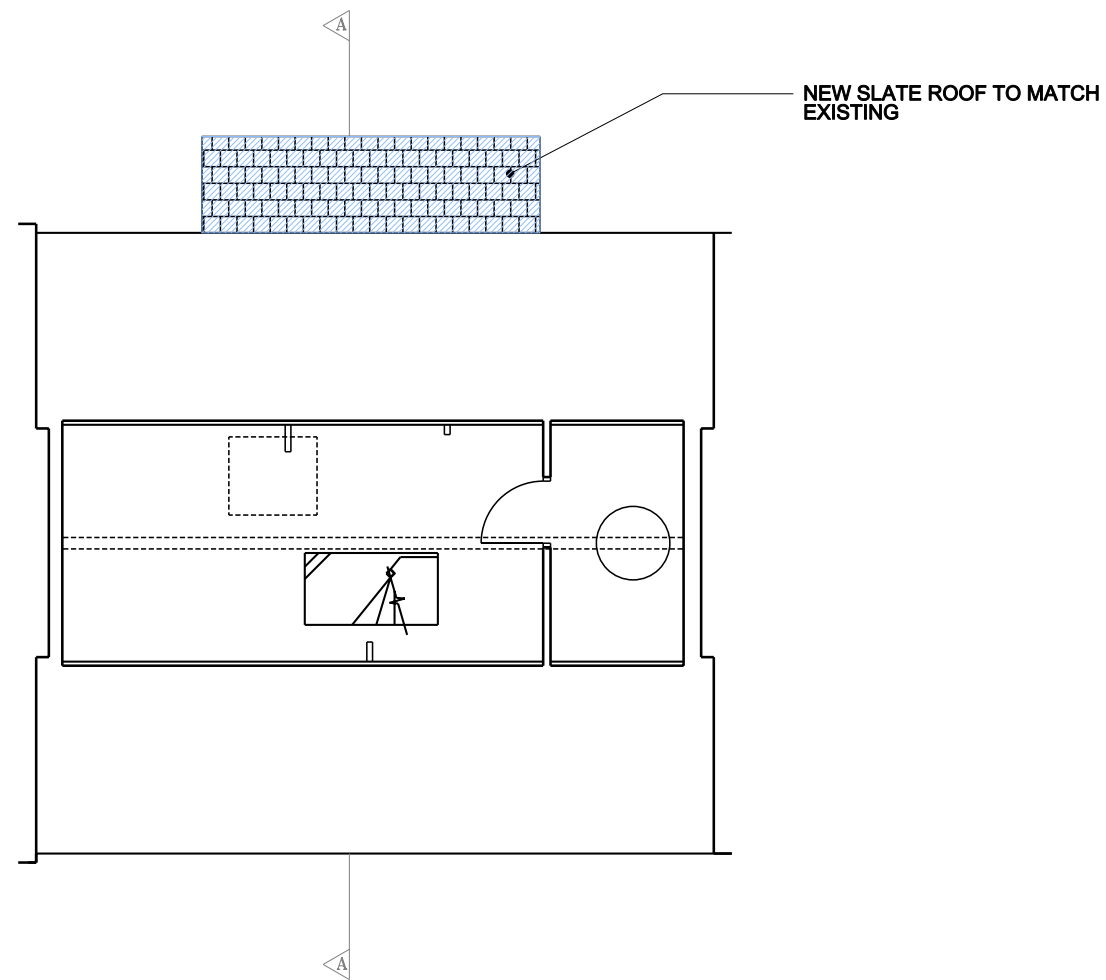


Proposed ground floor

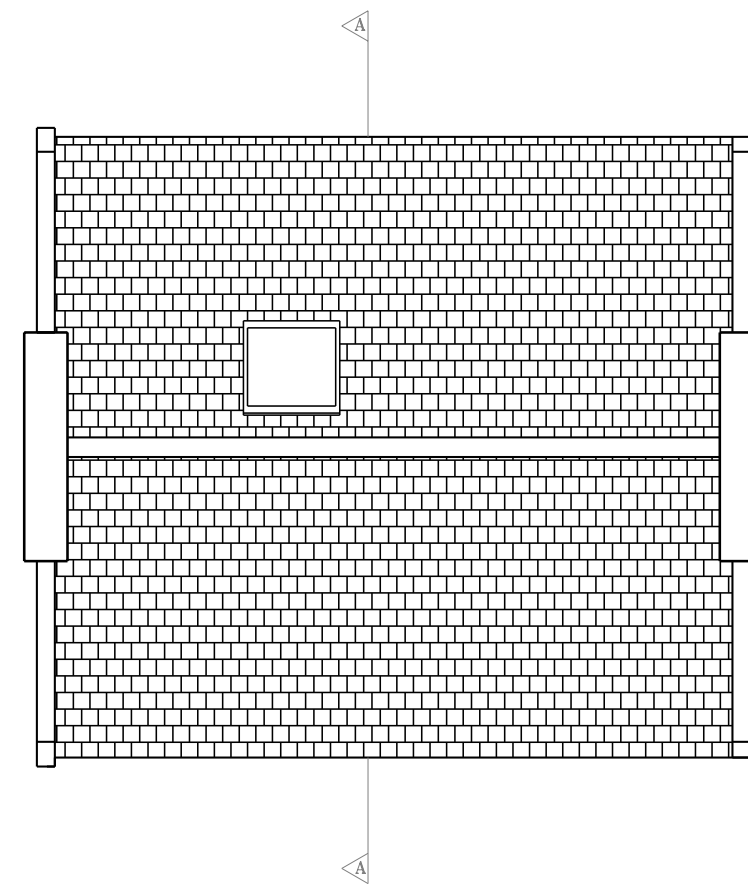


Proposed first floor

The glass roof over utility is to be replaced with a slate roof in the same profile, to match the rest of the property and neighbouring properties. The roof plan is to remain as existing.

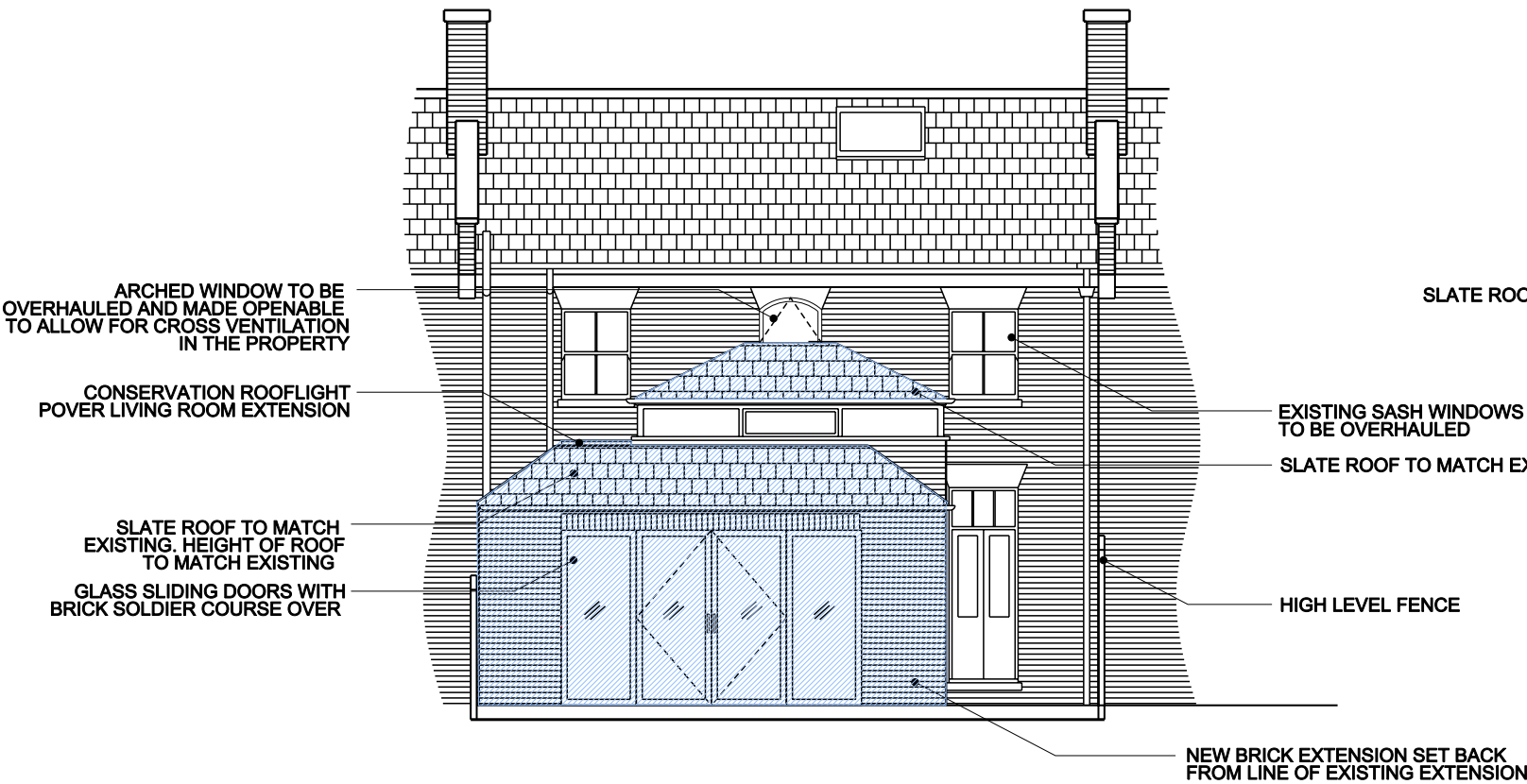


Proposed loft

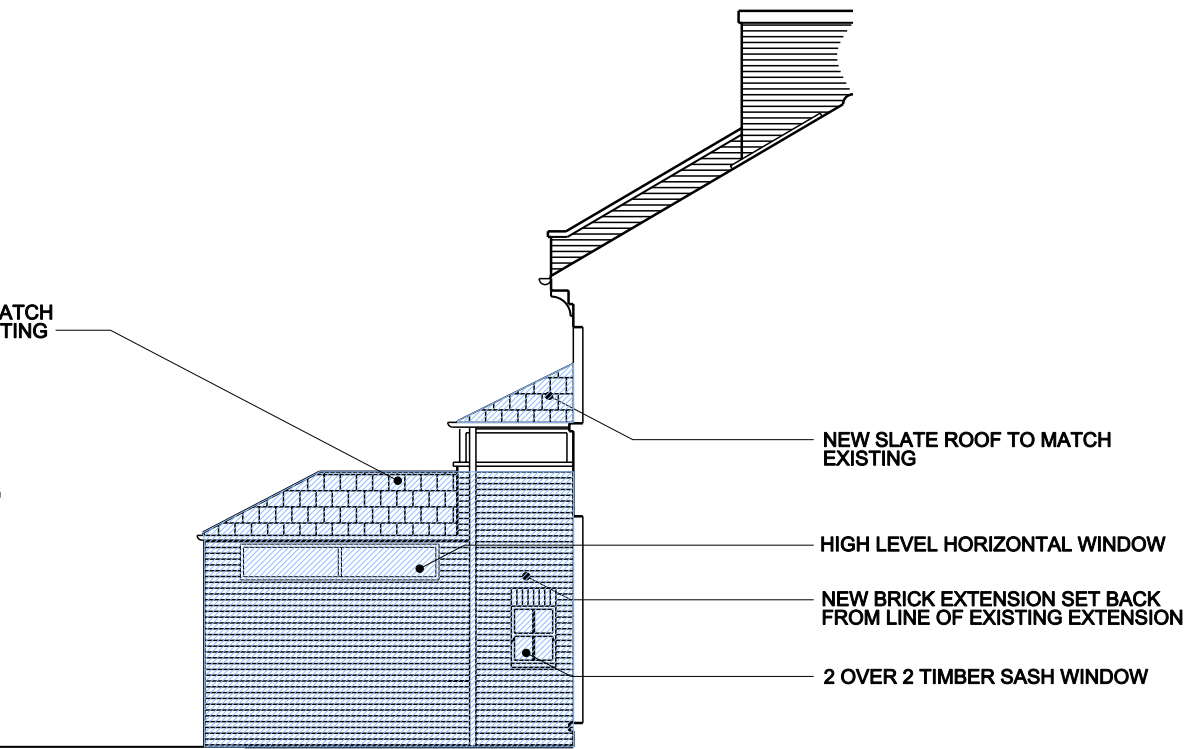


Proposed roof plan

The proposed extension matches the height of existing extension and is of London stock brick with a slate roof to match the existing main house. A small sash window and high level horizontal window is proposed to the side elevation to maximise light into the property without overlooking.



Proposed rear elevation



Proposed side elevation

5. ACCESS STATEMENT

The scope for achieving full access to a listed building is always limited by the existing section and plan configuration. Whilst the existing levels are largely fixed the proposed plan configuration has been modified to provide not only more comfortable but also rationalised living spaces. There are no alterations to the access sequence to the house or to the existing staircase within the house. Provisions are made for improved W.C facilities at ground floor level.

Vehicular and Transport links:

Bayham Street is within walking distance of Regents Park and Camden Town high street shops which is well serviced by local buses. Camden Station is also within easy walking distance. There is residents parking directly outside the almshouses and additional public parking on Bayham Street. 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 interventions respect the Listed Building and its surrounding conservation area by:

- Replacing non-original features with models sympathetic to the period of the building
- Specifying high quality materials, fixtures and fittings
- Minimising alterations to the existing building and only seeking to replace an existing extension with an improved and more appropriate design.
- Selecting materials/ details which are harmonious with the Listed Property
- Minimising impact on the adjoining properties either side.

In these ways it is intended to provide a beneficial amenity for the owner of the property and to keep to a minimum any potential for an adverse impact on the property, neighbouring buildings or the wider Conservation Area.

7. APPENDICIES

0000_SITE MAP

0001_EXISTING GROUND AND FIRST FLOOR PLAN

0002_EXISTING LOFT AND ROOF PLAN

0100_EXISTING ELEVATIONS

0200_EXISTING SECTION

1001_PROPOSED GROUND AND FIRST FLOOR PLAN

1002_PROPOSED LOFT AND ROOF PLAN

1100_PROPOSED ELEVATIONS

1200_PROPOSED SECTION