

2 ST MARTINS ALMSHOUSES

DESIGN, ACCESS AND HERITAGE STATEMENT



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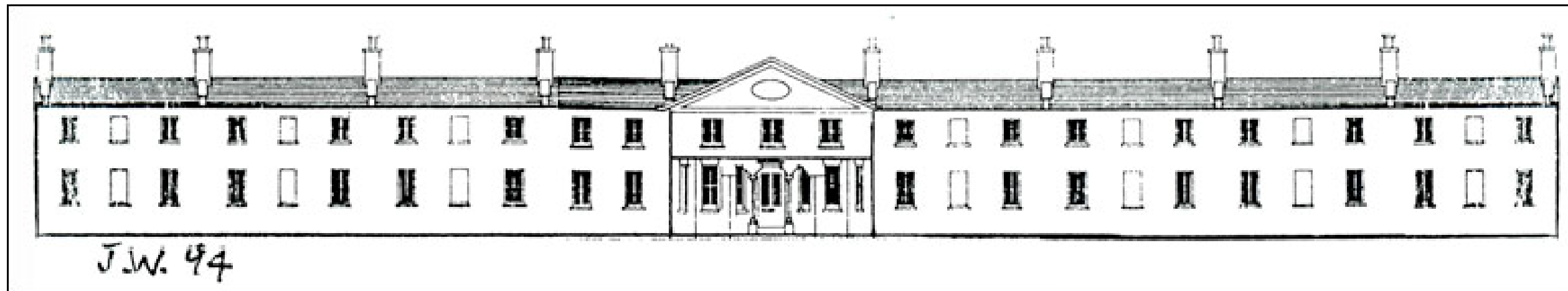
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1. INTRODUCTION

This Design, Access and Heritage statement has been prepared as part of a listed building consent application to make a minor design alteration to the rear landing roof of 2 St Martins Almshouses. This includes:

1. The alteration from a previously approved slate roof design over the rear landing, to a slate roof with a glazed central panel.

The alteration to this listed building seeks to provide a more lightweight solution for the roof build up to reduce loading on the existing RC beam below.

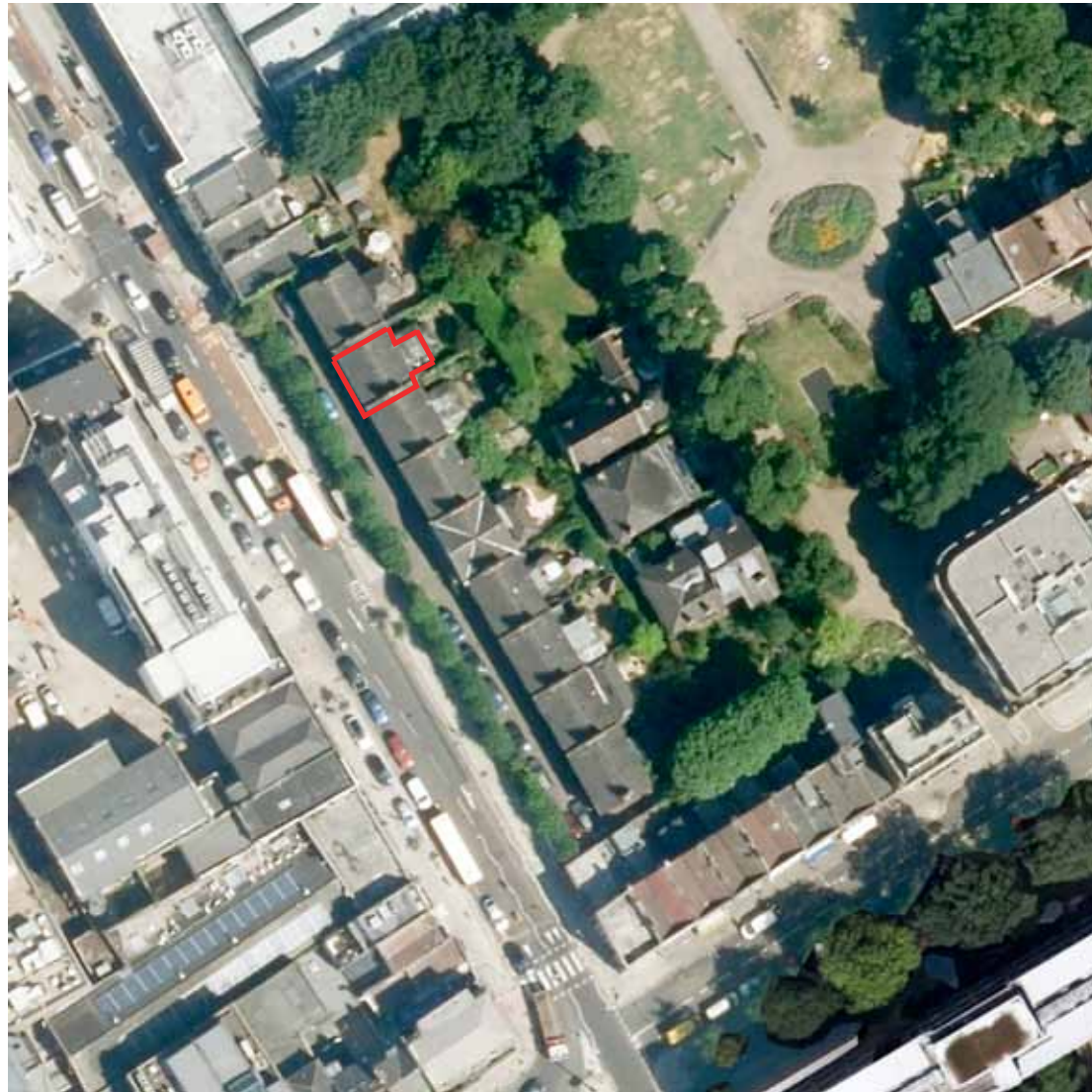


2. SITE

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.



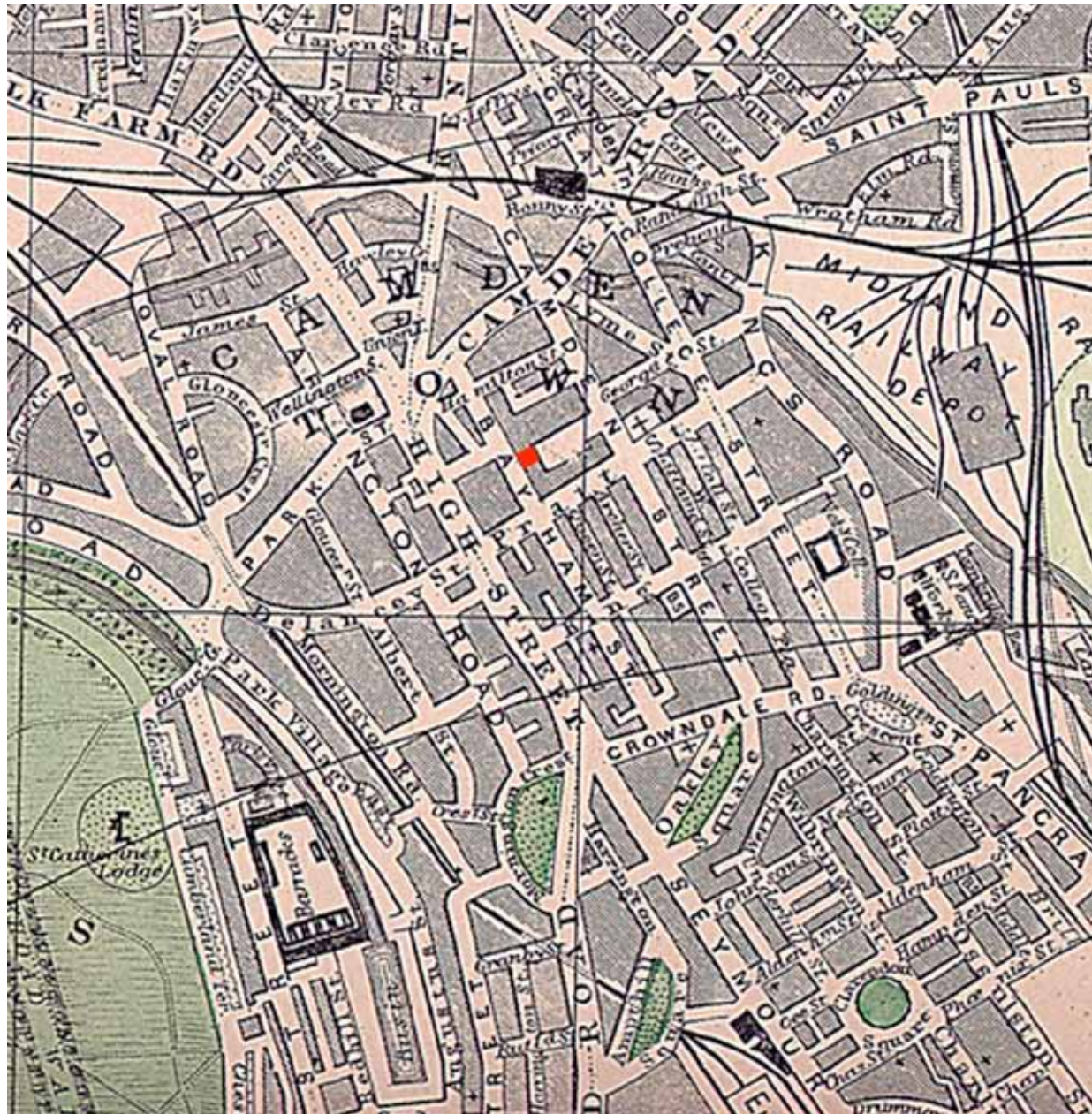
Aerial View

2.2 Historic Context

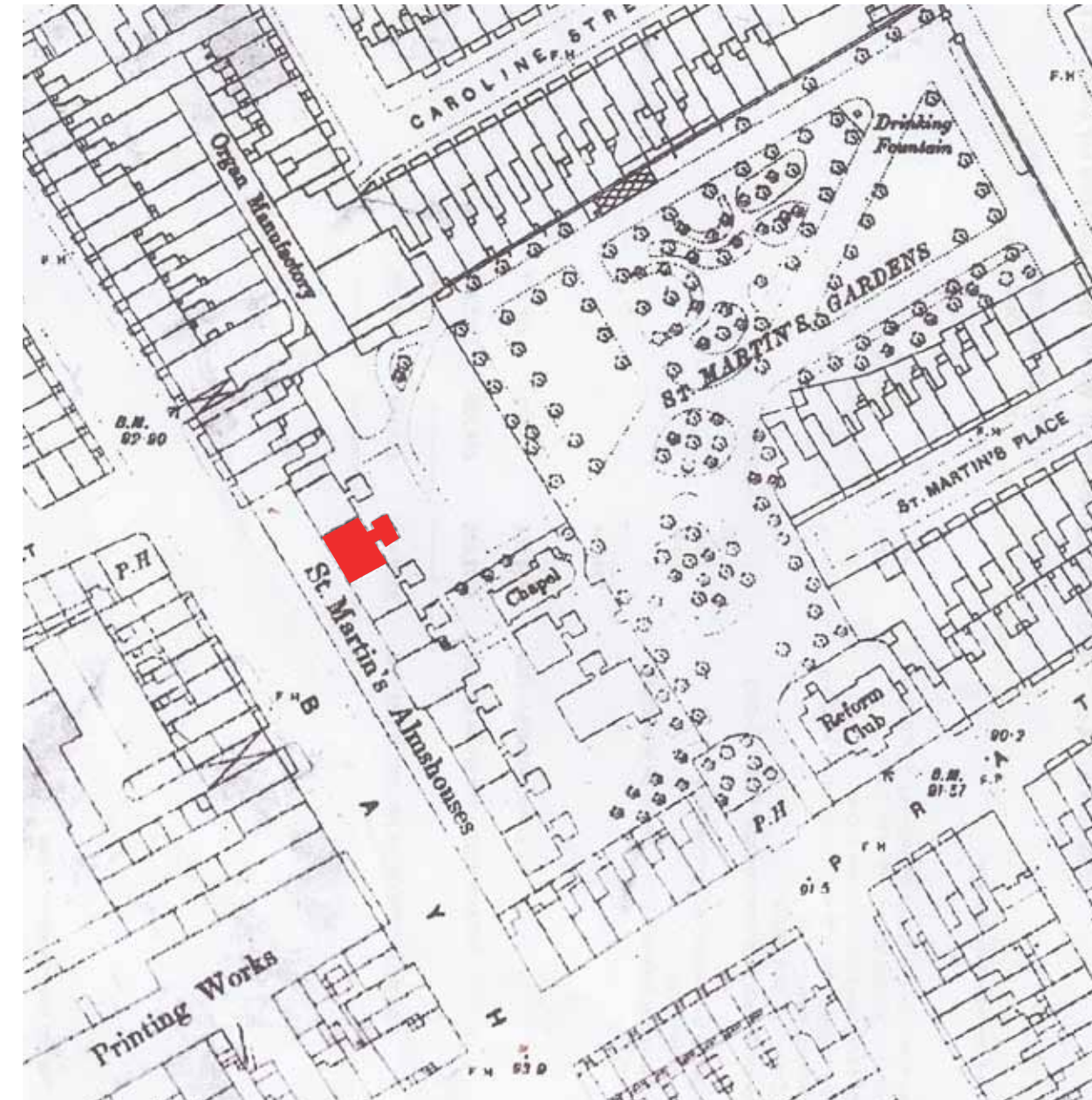
St. Martin's Almshouses were erected in 1818 on the western side of the burial ground facing Bayham Street. They were designed for the poor of the parish of St. Martin-in-the-Fields. They consist of a row of two-storied houses, with a pediment over the central house, No. 5, to which a chapel, infirmary, 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.

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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

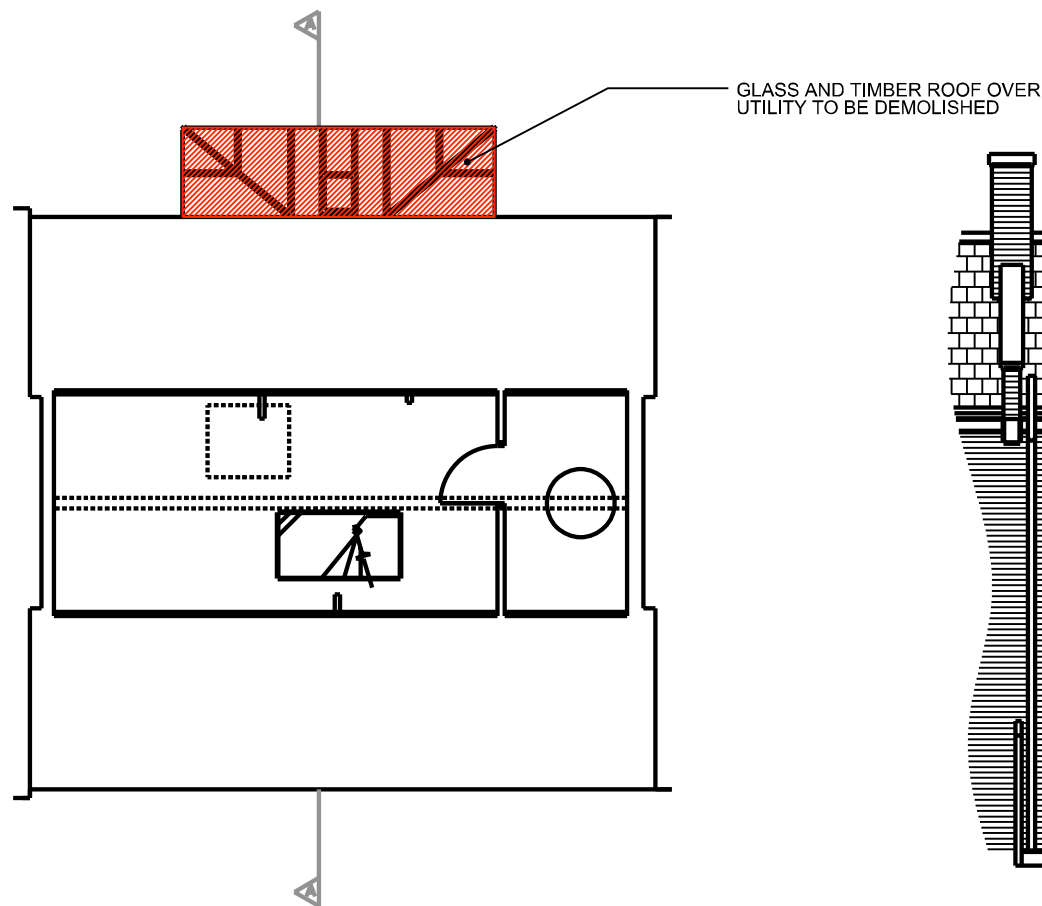
3. EXISTING BUILDING

Area hatched in red indicates building fabric to be removed.

The proposed glass and timber roof over the landing room is to be removed. The roof is non original and of poor quality resulting in a constant build up of condensation and damp.



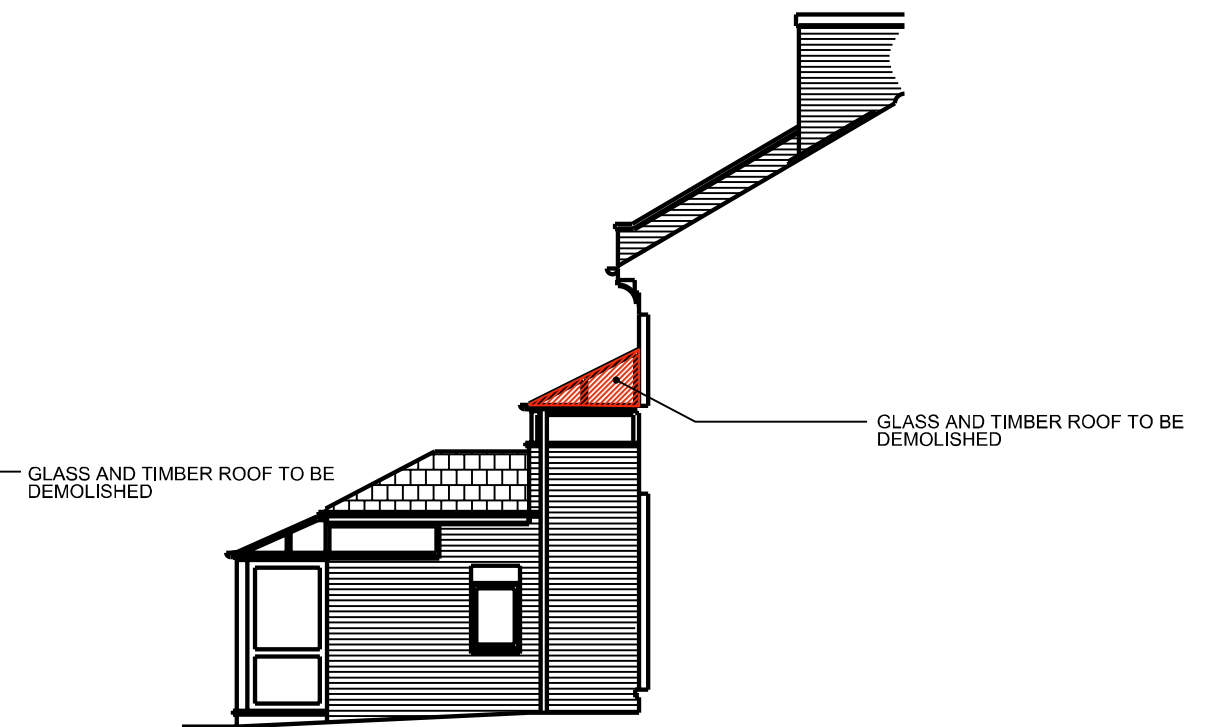
Existing photographs of the rear glass and timber roof



Existing loft plan



Existing rear elevation



Existing side elevation

4. PREVIOUSLY APPROVED

The loft plan and elevations below show the previously approved rear landing roof design of application reference 2015/5180/P. This design was for a slate roof. However, after meeting with a structural engineer, it was advised that the weight of the roof be reduced due to the pressure on the existing RC beam below.



Previously approved loft plan

Previously approved rear elevation

Previously approved side elevation

5. PROPOSED BUILDING

The proposed alterations are sympathetic to the original design and character of the building whilst also helping to reduce the overall weight of the new roof. The new design will also use high quality material finishes and will bring more natural light into the small landing room.



5. ACCESS STATEMENT

The proposed roof design will provide a lighter and brighter alternative to the previously approved design. This application makes no alterations to the access sequence to the house or internal circulation.

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 proposal included in this application for 2 St Martins Almshouses has been considered within the context of a listed building and seeks to protect its character. Care has been taken to ensure the proposed interventions respect the Listed Building and its surrounding conservation area by:

- Specifying high quality materials and finishes for the new roof design
- Minimising impact on the adjoining properties either side and the external appearance of the building.

In these ways, it is intended to provide a beneficial amenity for the owner of the property whilst insuring that the alterations do not have any adverse impact on the property, neighbouring buildings or the wider Conservation Area.

7. APPENDICIES

0000_SITE MAP

0002_EXISTING LOFT AND ROOF PLAN

0100_EXISTING ELEVATIONS

1002_PROPOSED LOFT AND ROOF PLAN SS

1002_PROPOSED LOFT AND ROOF PLAN

1100_PROPOSED ELEVATIONS SS

1100_PROPOSED ELEVATIONS