

2 ST MARTINS ALMSHOUSES

DESIGN, ACCESS AND HERITAGE STATEMENT



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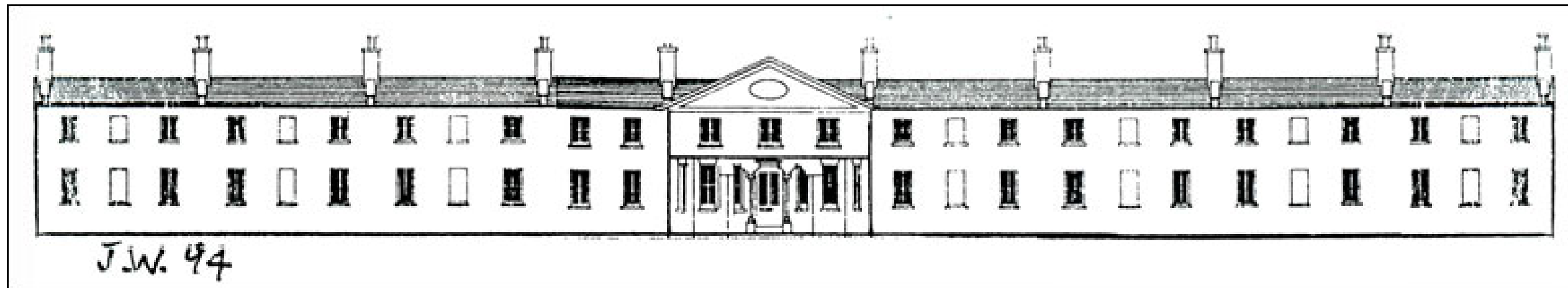
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1. INTRODUCTION

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

1. The removal of an existing damaged cupboard in a first floor front bedroom.

The alteration seeks to maximise space and storage in the small bedroom.



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.



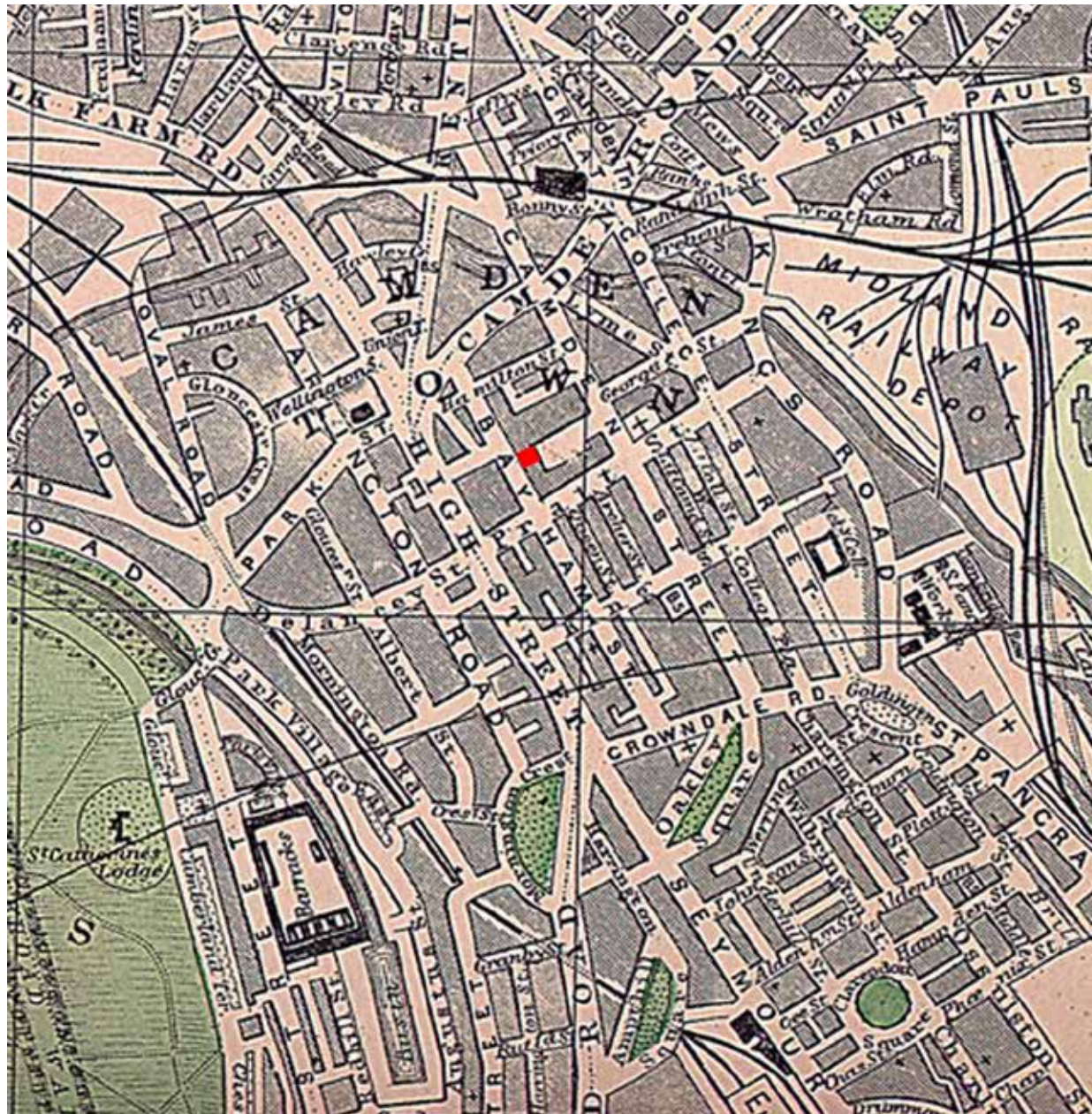
Aerial View

2.2 Historic Context

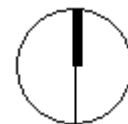
St. Martin's Almshouses were erected in 1818 on the western side of the burial ground facing Bayham Street. They were designed for the poor of the parish of St. Martin-in-the-Fields. They consist of a row of two-storied houses, with a pediment over the central house, No. 5, to which a chapel, infirmary,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

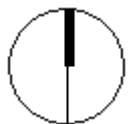
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Map 1884



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

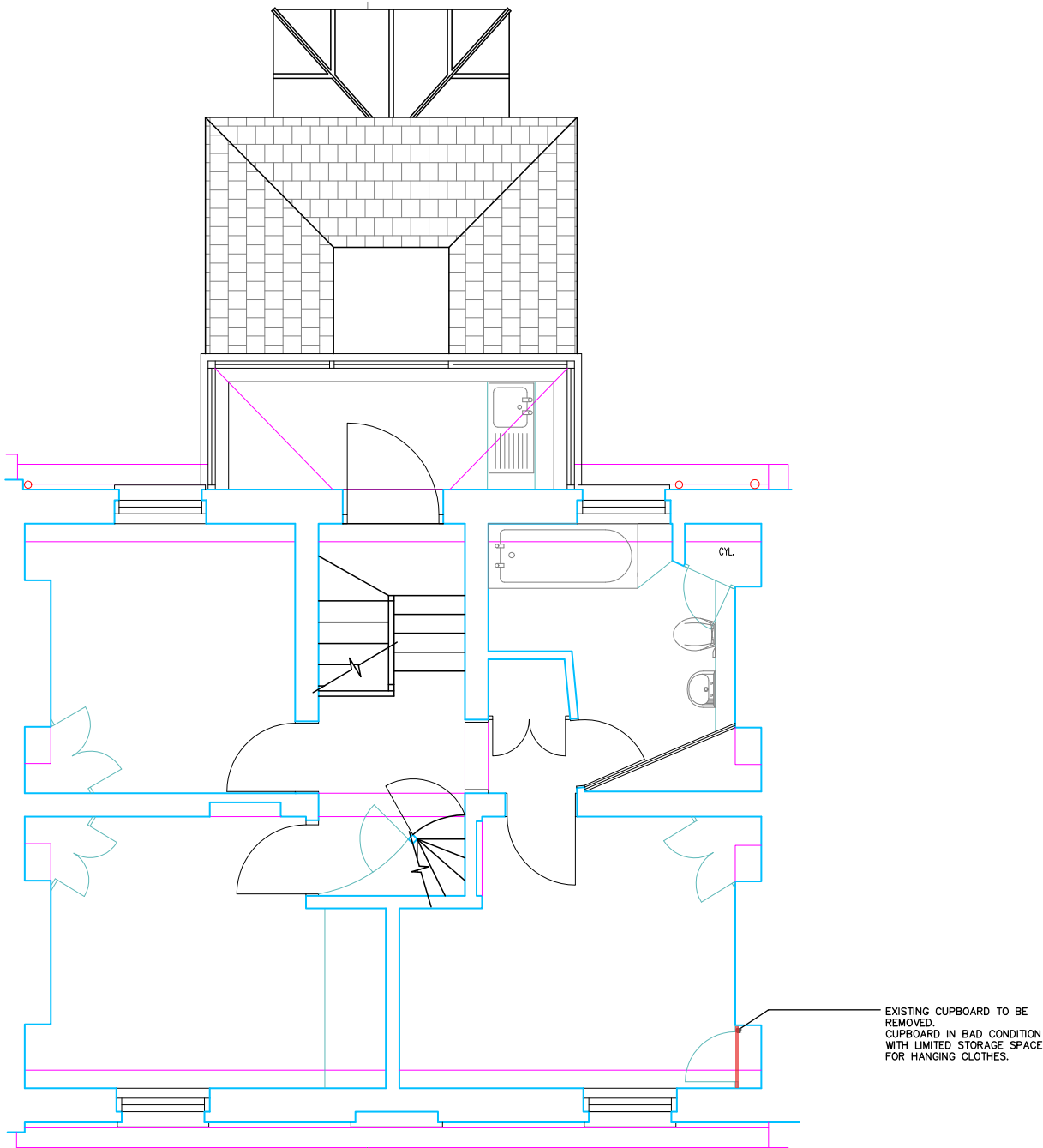
Details: 1818, Symmetrical 2 storey terrace. Flanking houses with square-headed doorways, fanlights and panelled doors. Gauged brick flat arches to recessed 4-pane sashes, those above entrances being blind. Slab chimney-stacks rise from party walls. Original, shaped cast-iron rainwater heads.

Listing NGR: TQ2908183781

3. EXISTING BUILDING

Area hatched in red indicates building fabric to be removed.

The proposed fitting to be removed has been altered a number of times. It is badly damaged by stuck on mirrors, cracks, and non original shelving internally. It does not match the other existing corner cupboards and is deemed unsightly and insufficient for storage.



Existing first floor plan

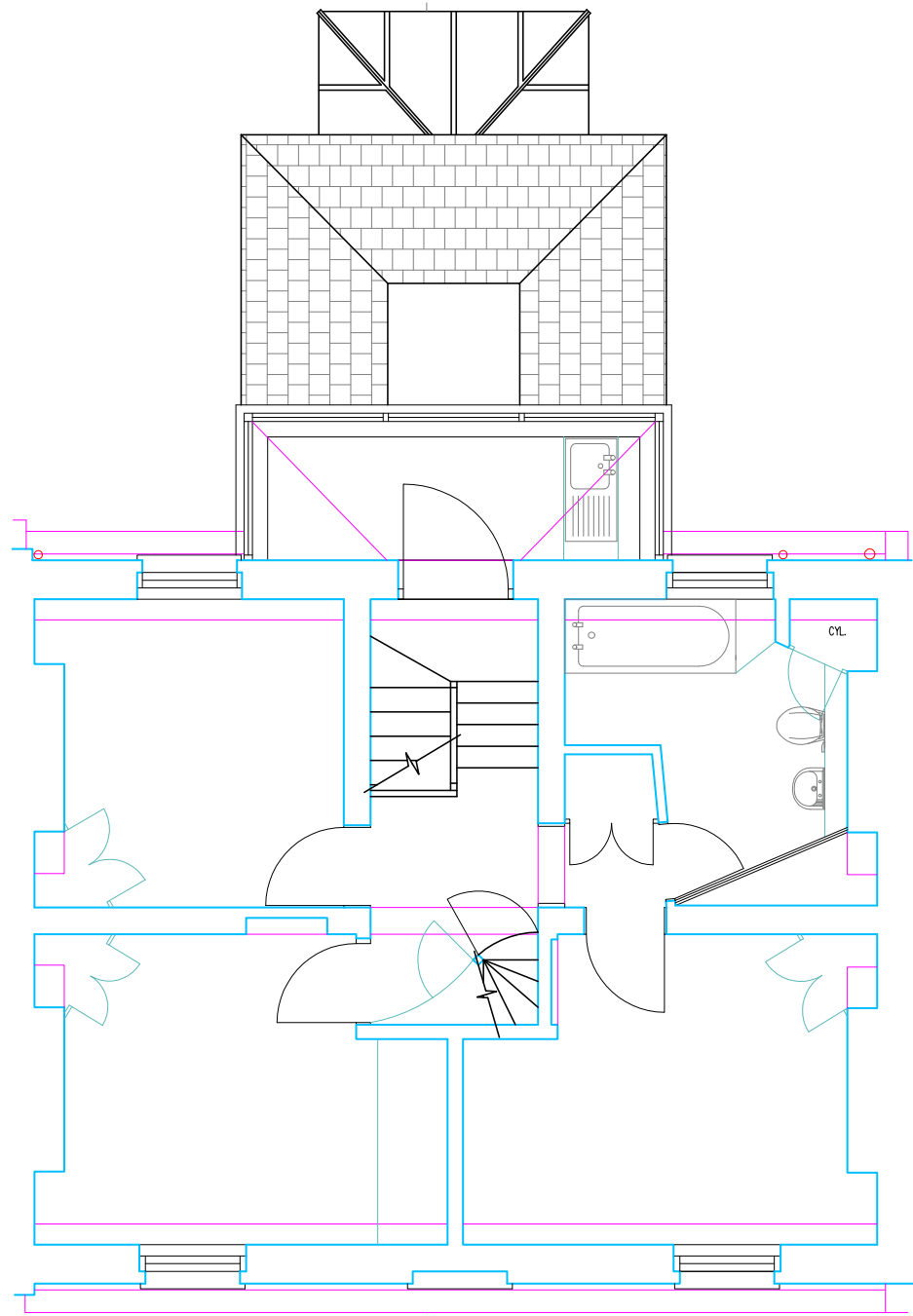


Existing cupboard to be removed



Example of 4 existing original corner cupboards with timber panelling to be retained

4. PROPOSED BUILDING



Proposed first floor plan

5. ACCESS STATEMENT

The proposed removal of the damaged fitting in the almshouse will help to provide a more practical living space and ease of movement. This application makes no alterations to the access sequence to the house and does not impact on the character of the building.

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

Care has been taken to ensure the proposed intervention respects the Listed Building and its surrounding conservation area. The small internal proposal does not negatively impact on the character of the listed building or any of the adjoining properties. It does not effect the external appearance and only seeks to free up space in what is already a small double bedroom.