

2 ST MARTINS ALMSHOUSES

DESIGN, ACCESS AND HERITAGE STATEMENT



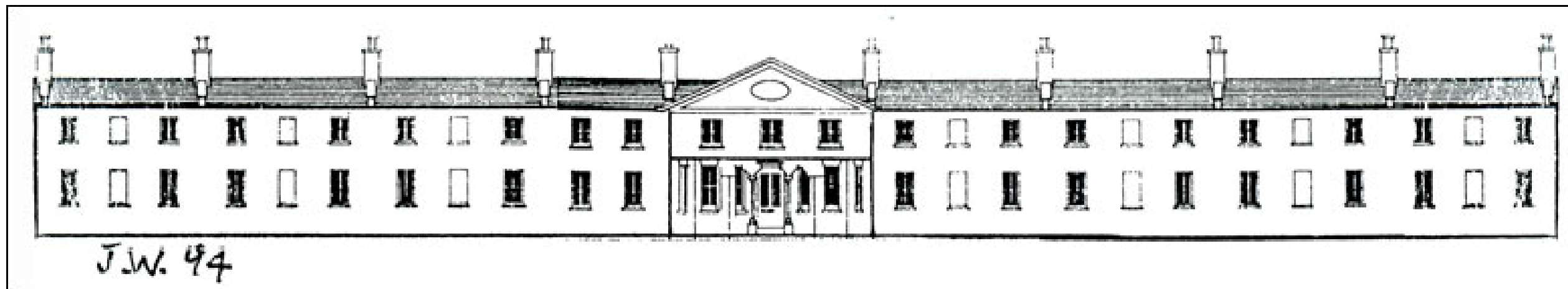
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1. INTRODUCTION

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

1. To remove previously proposed high level horizontal window at ground floor level.



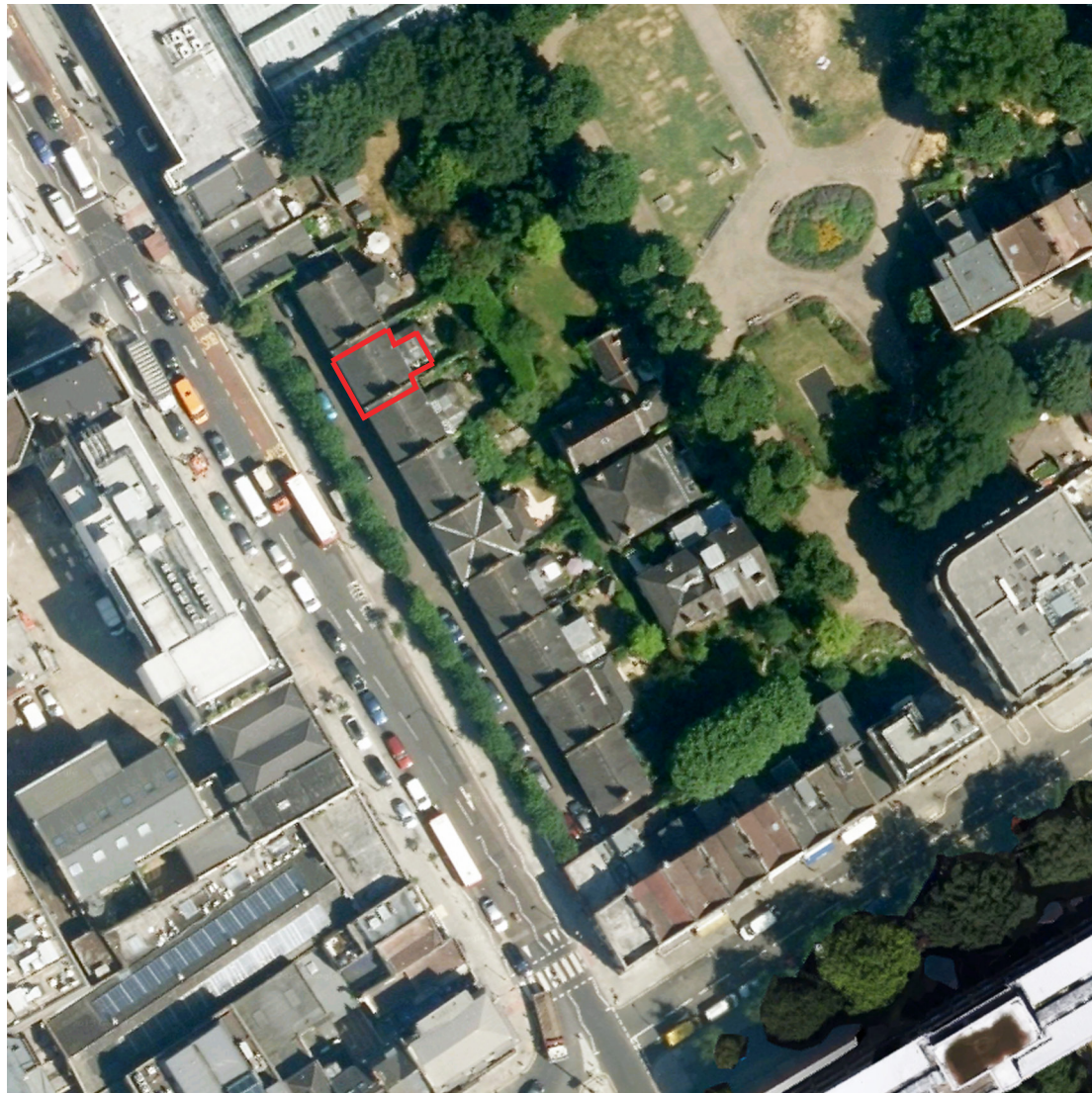
2 St Martins Almshouses, NW1 0BD
May 2017

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.



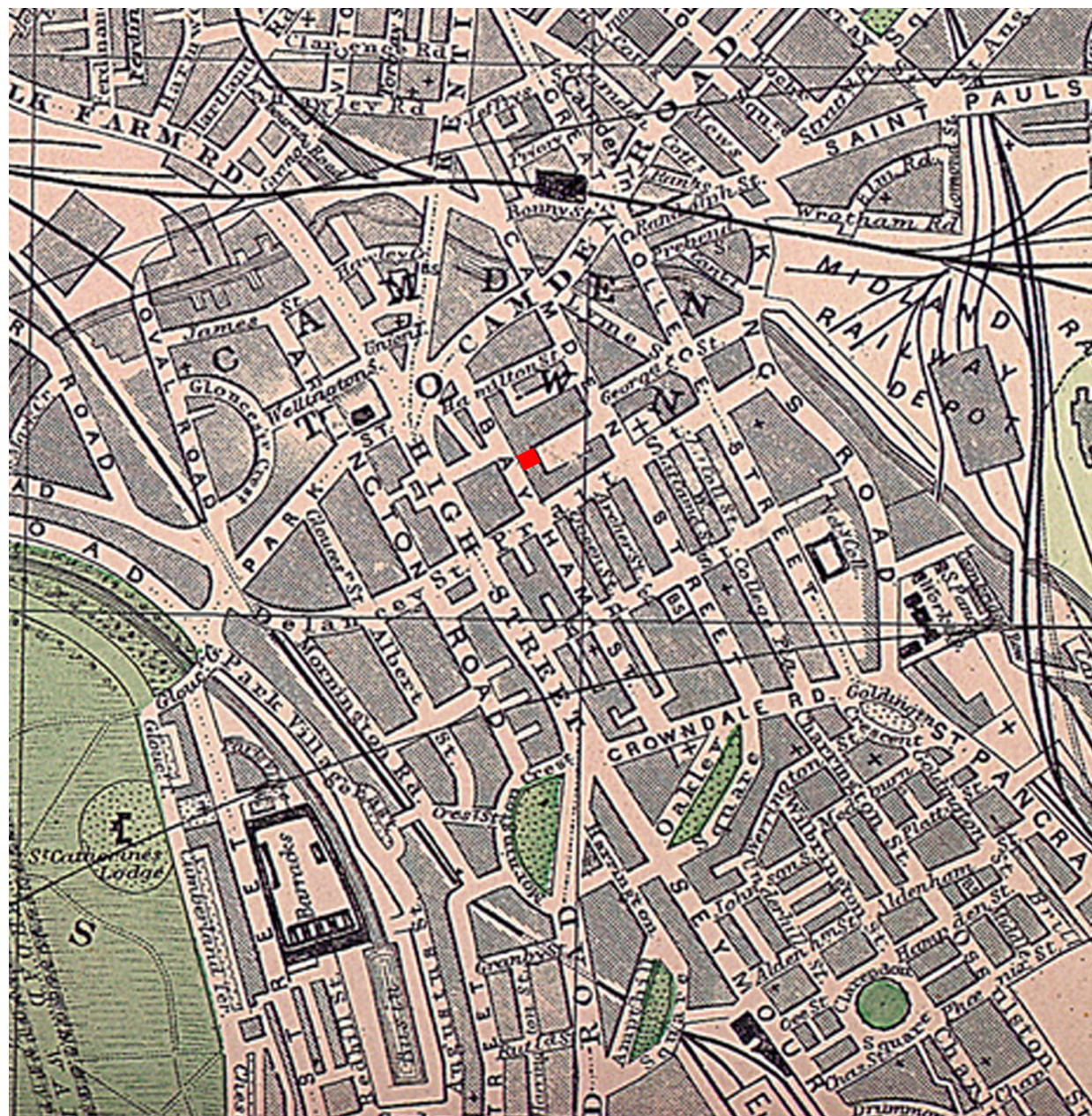
Aerial View

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

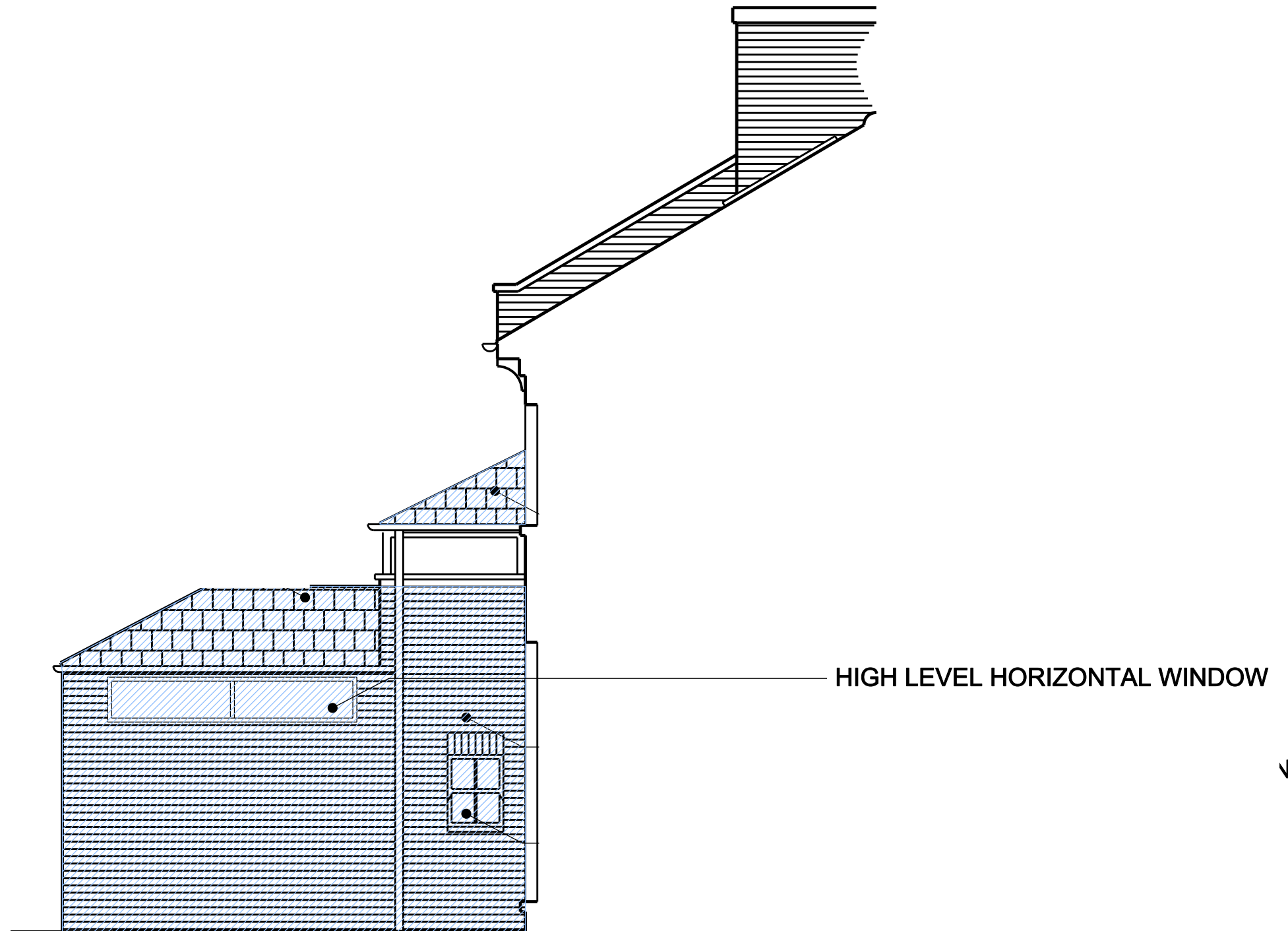
Date first listed: 14 May 1974

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

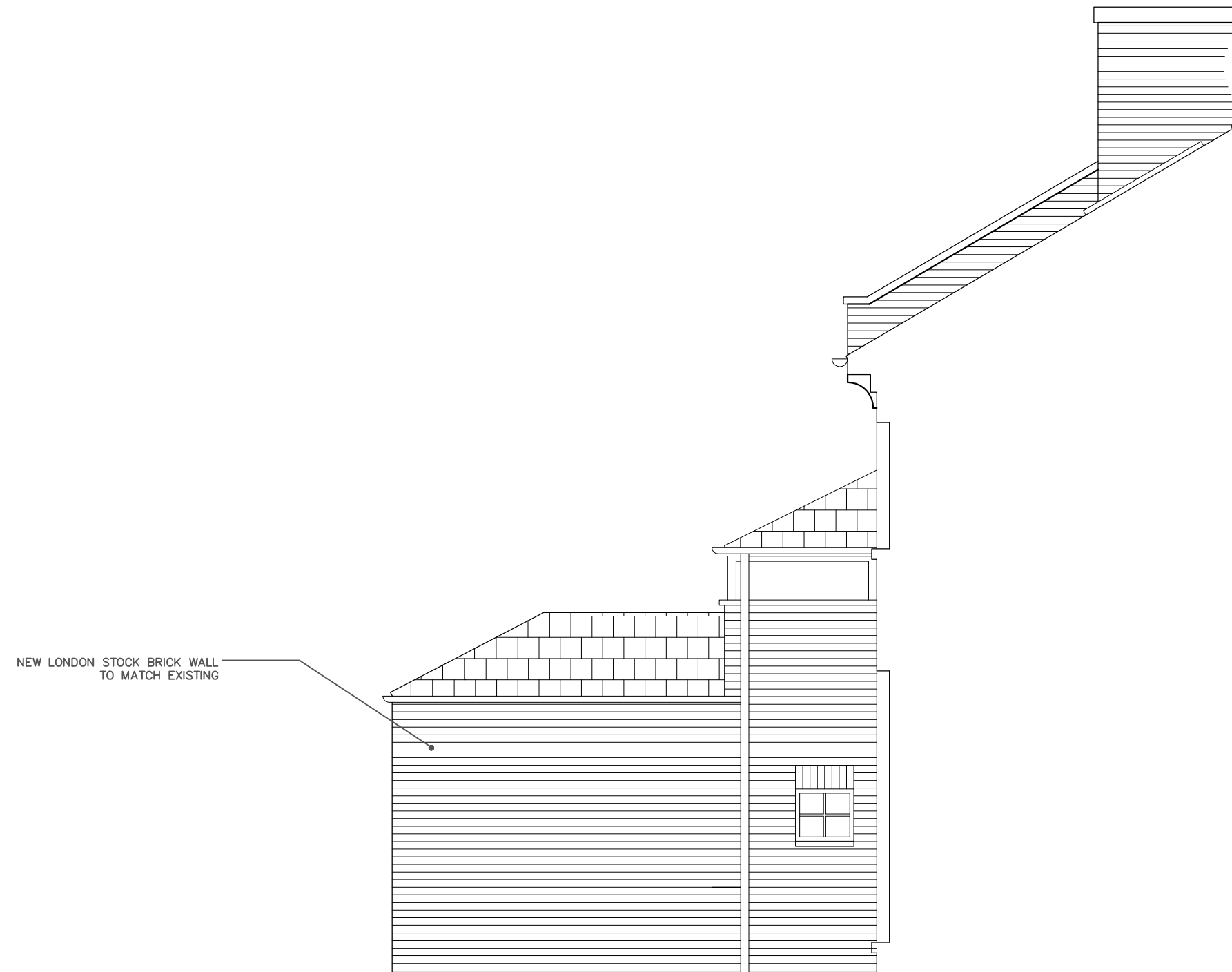
The drawing below shows the previously approved side elevation showing a high level horizontal window which is now deemed unnecessary due to the substantial amount of light that will already enter the extension through the new sliding doors and roof light.



Previously approved side elevaiton

4. PROPOSED BUILDING

The drawing below shows the new proposal of the side elevation without the high level horizontal window.



Proposed side elevation

5. ACCESS STATEMENT

The proposed removal of the high level window is deemed to be a more suitable design for the listed building and will help to reduce overlooking.

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 proposal 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.