

48-56 Bayham Place, London NW1 0EU



DESIGN AND ACCESS STATEMENT

PROJECT INFORMATION

Erection of a single storey extension at 3rd floor level plus double roof extension to provide 9 self-contained units, rear extension at second floor level and associated works at:

48-56 Bayham Place
London NW1 0EU

Date: 28 April 2017

Project No.: aa-a-15001

Report by:

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Site Description

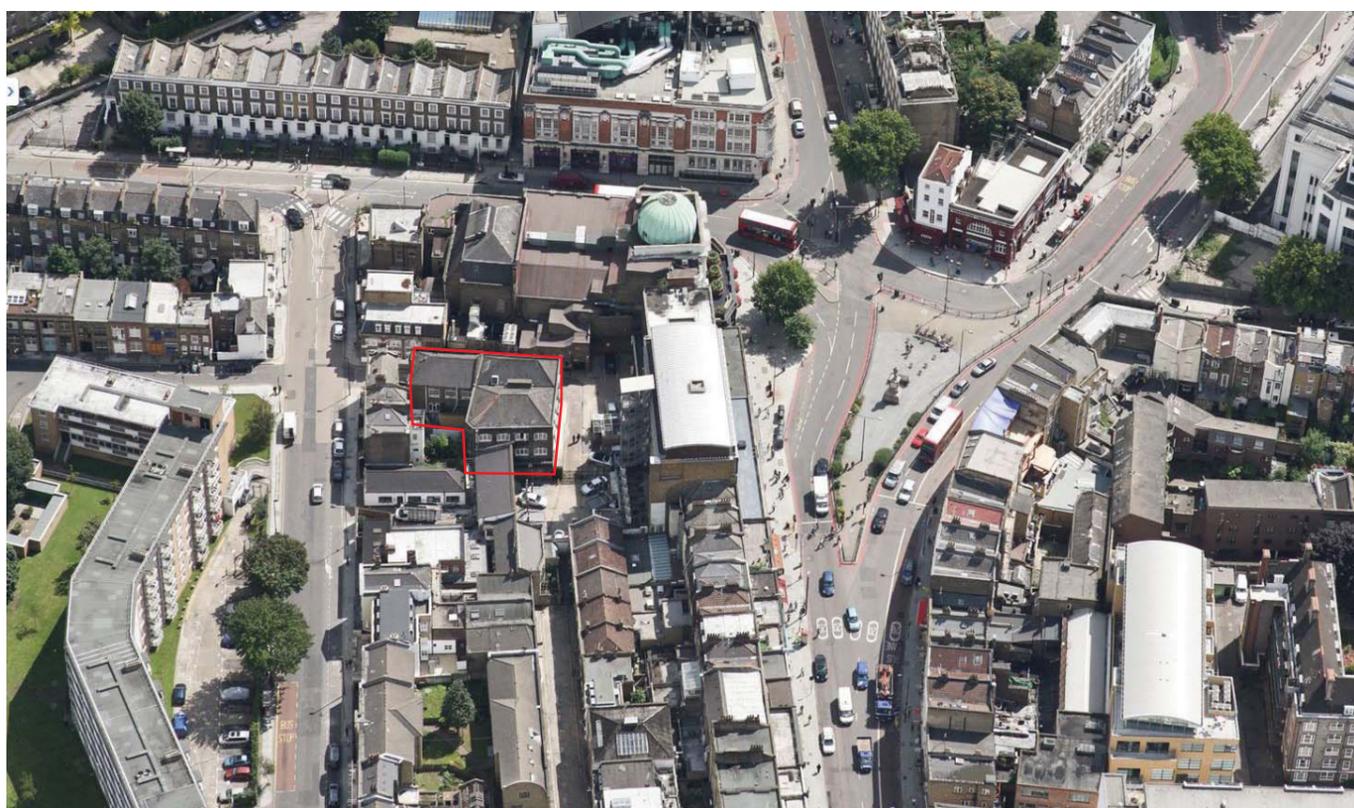
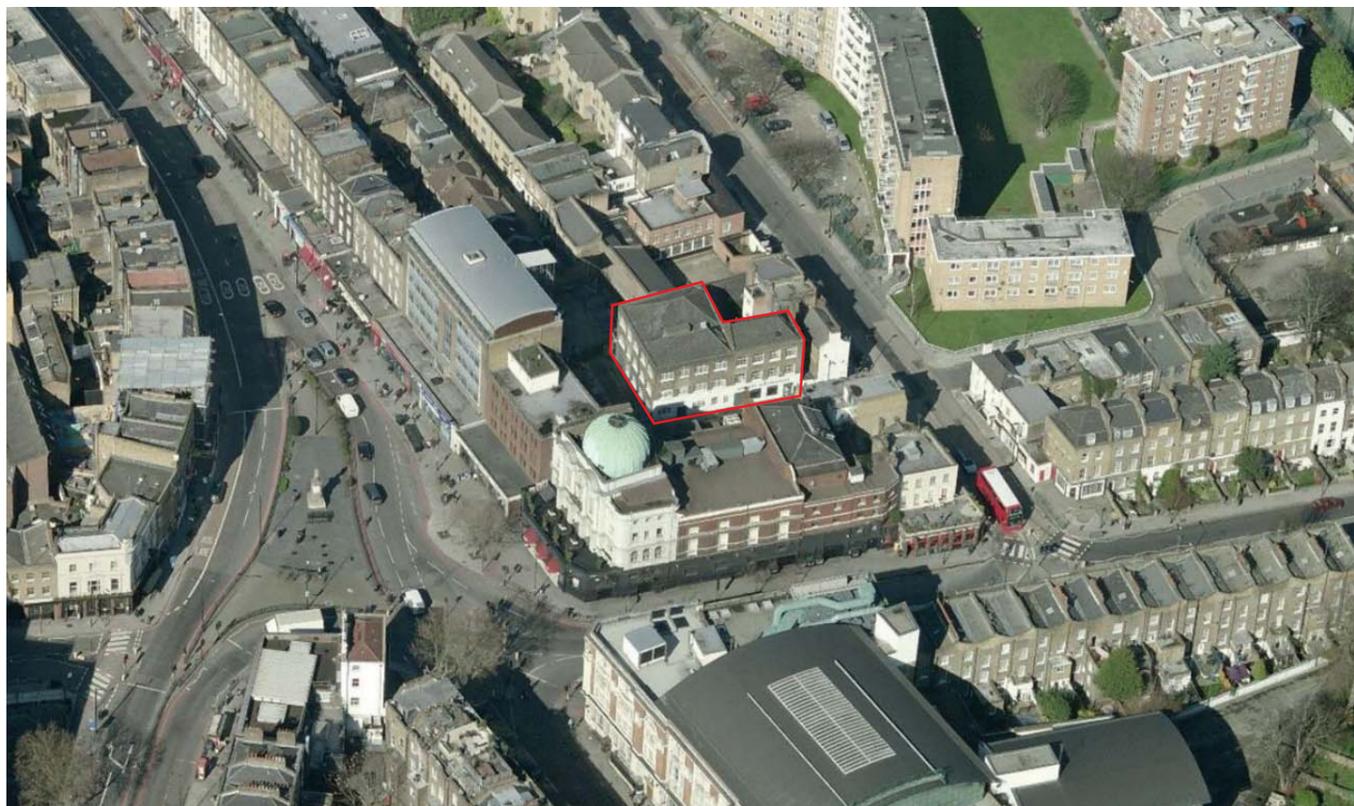


Image Source: Bing Maps

48-56 Bayham Place falls within the Camden Town Conservation Area, close to the junction with Bayham Street. Bayham Place is a dead-end road, however there is access to a small amount of office car parking serving adjacent properties. The opposite end of Bayham Place and across from Bayham Street is mostly terraced mews houses on the south side and wrapping around a council estate along the north side.

Three terraced houses at 3,5,7 Bayham Street sit to the east of the building, including a ground floor party wall with number 3. The historical front facade of this short terrace is of high quality, however the rear has been subject to a number of more recent additions. The whole terrace is currently under redevelopment including a mansard roof extension and rear additions.

The current building on site is a three storey, recently converted, residential building with a set of three double pitched roofs covering the footprint of the property. The building is not listed, and most of its industrial features have been lost. Some traces of its industrial heritage are visible, and we will be restoring and enhancing these features through our current proposal.

Mornington Crescent Underground Station is within one minute's walk and there is very good access to retail and other amenities along Camden High Street. There is a varied and eclectic mix of architecture and uses in the surrounding buildings, consisting of residential, office and retail. Directly opposite the site is a service entrance to the live music and events venue Koko; adjoined the Hope and Anchor pub (recently closed), and a modest 3-4 storey office. This cluster of buildings is subject to a pending planning application (Ref: 2016/6959/P).

Further to the north is the heart of Camden Town and Camden markets, amongst other known tourist sites. There are a number of educational institutions, hospitals and public spaces also within close proximity, such as Regents Park, Regent's Canal and Camley Street Natural Park.

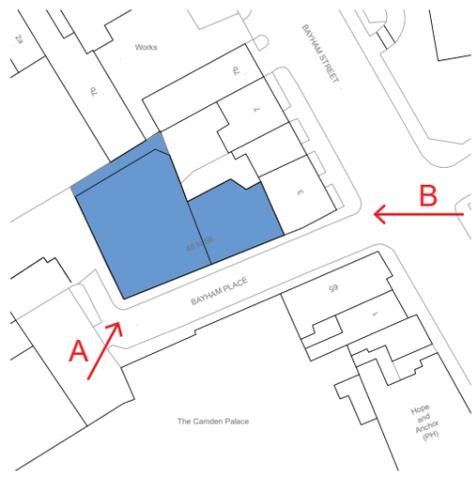
There is excellent proximity to a variety of public transport links. King's Cross, St. Pancras International and Euston stations are all within 20 minutes' walk of the site.



Site Location Plan 1:2500



Site Plan 1:500



View A - from Bayham Place towards NE (photograph taken April 2017)



View B - from Bayham Street towards NW (photograph taken Jan 2017)

Historical Analysis

Streets of Camden Town, Camden History Society, London 2003, pp. 29-30:

“Walk north into Bayham Street, one of Lord Camden’s many titles was Viscount Bayham and he owned Bayham Abbey, near Lamberhurst in Kent. Although the street was laid out by Lord Camden in the 1790’s very little building took place at this southern end until well into the 1840’s.

The short, cobbled road Bayham Place, which crosses Bayham Street also dates from the early years of Camden Town, when it was known as Gloucester Street...

Turn the corner (right) and pause to look towards the back of properties in the high street. The road ends at the site of the playground of North London Collegiate School for Boys. To the right of the playground stood the school gymnasium. Originally a narrow lane continued north to Little King Street. Now the land provides a convenient car park for local residents.

Retrace your steps to Bayham Street, cross the road and walk along the eastern section of Bayham Place. Early lease holders on the north side of Gloucester Place soon lost their back gardens to make way for the buildings on the right. These may have been built as stables for the leaseholders, as there are records of families living above stables in both Gloucester Street and King’s yard.

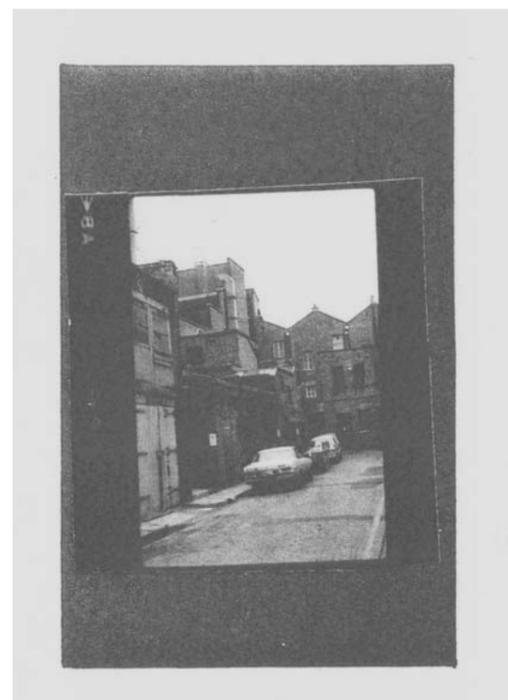
In the 1860s there were at least four firms in Gloucester Street connected with the piano trades. Two were manufactures and two provided piano parts. Note the surviving first floor taking-in door. When in 1893 Gloucester Street was renamed as the southern end of Bayham Place: No. 61 was a planting factory, No. 59 a cycle factory and No. 57 a mission hall, while a firm of engineers was based at No. 55. In the early 20th century skilled tradesmen- wood carvers, marquetry cutters and engineers – continued to use these premises, being displaced by in the 1930’s by optical, scientific and surgical instrument makers.”



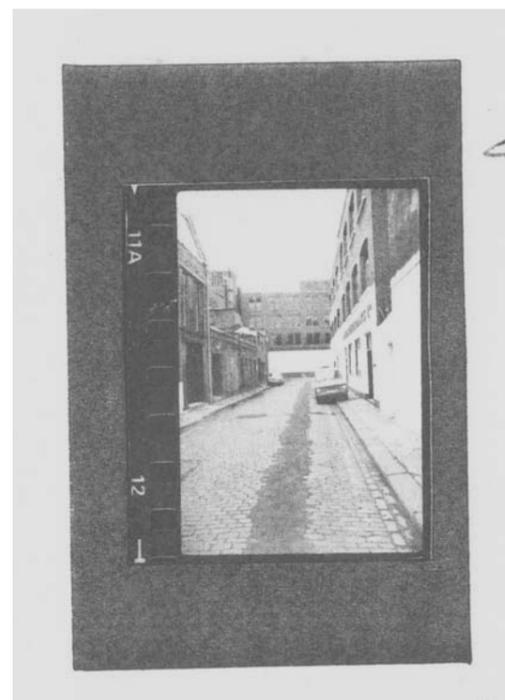
Historic photo of Camden High Street from Mornington Crescent station



Bayham Place West, Jan. 1976



Bayham Place West, Jan. 1976



Bayham Place, Nov. 1981



Bayham Place, Nov. 1981

Historical Analysis

“...Bayham Place...was known as Gloucester Street.”

“...1893 Gloucester Street was renamed as the southern end of Bayham Place...”

Streets of Camden

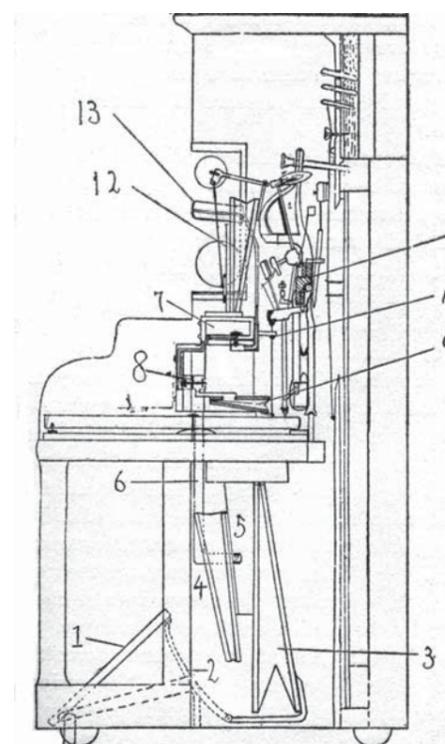
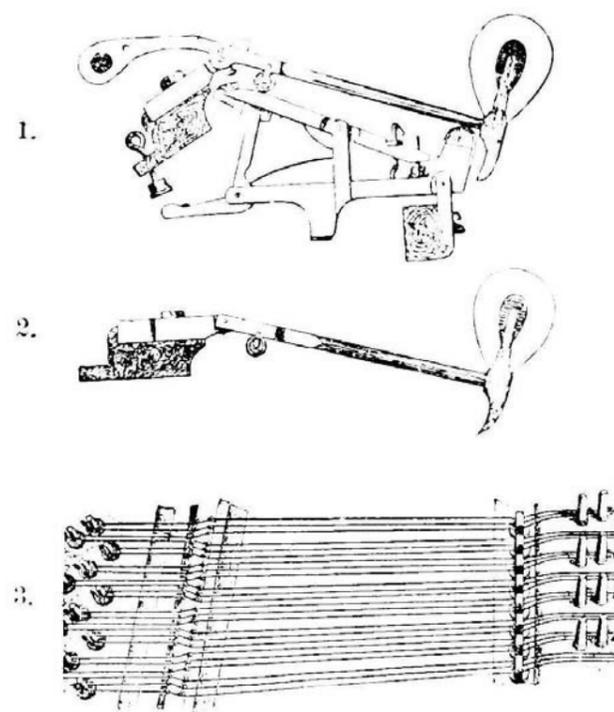
GARRETT FEORD.
LONDON.

Whitfields Limited
HUDDERSFIELD & HECKMONDWIRE.

Pianoforte Actions; also toning needles, toning sticks, toning brushes and Felt Irons for toning Pianoforte Hammers.

Garrett Feord, Telephone—2043 North.

Garret Feord - Piano factory on Bayham Place



Traditional piano making techniques

PIANO FACTORY

During the years listed below, a piano factory operated at the premises and was listed in the Post Office London Directory:

1899
Feord Garret, 50, Bayham Place, W.

1911
Feord Garret, 48, 50 & 52, Bayham Place, W.

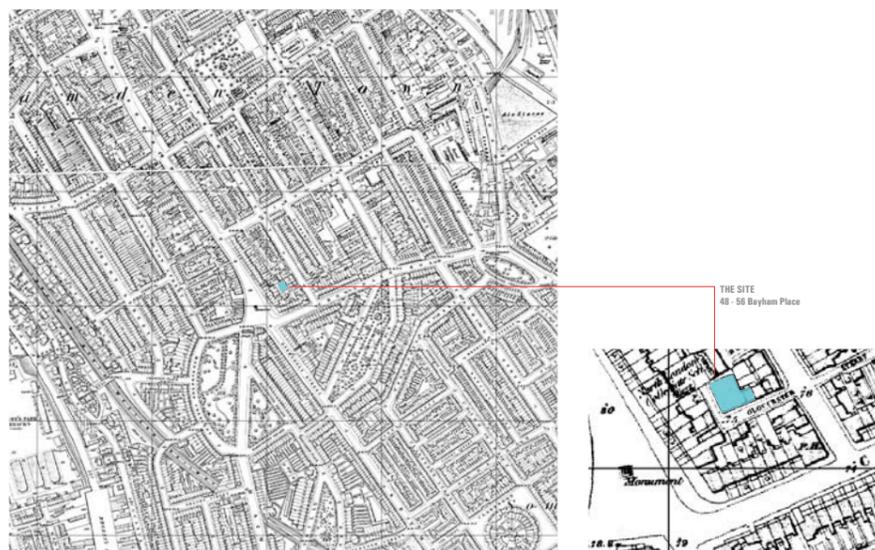
Garrett Feord was born in 1860 in London, England, the child of Edward. He married Lucy Thornton on December 25, 1887, in St Aloysius Chapel - Fr. Edward Smith.

According to the 1891 and 1901 census's he is listed as a Pianoforte maker. He died approximately 1934.

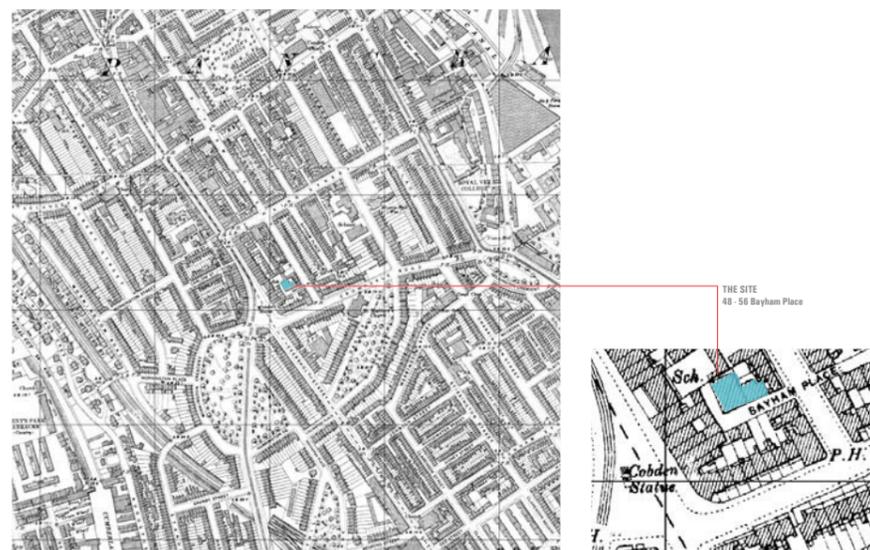
Historical Analysis

A study of historical maps of the area reveals that the current building at 48-56 Bayham Place pre-dates many of the buildings surrounding it; notably the listed Camden Palace building (now known as Koko nightclub).

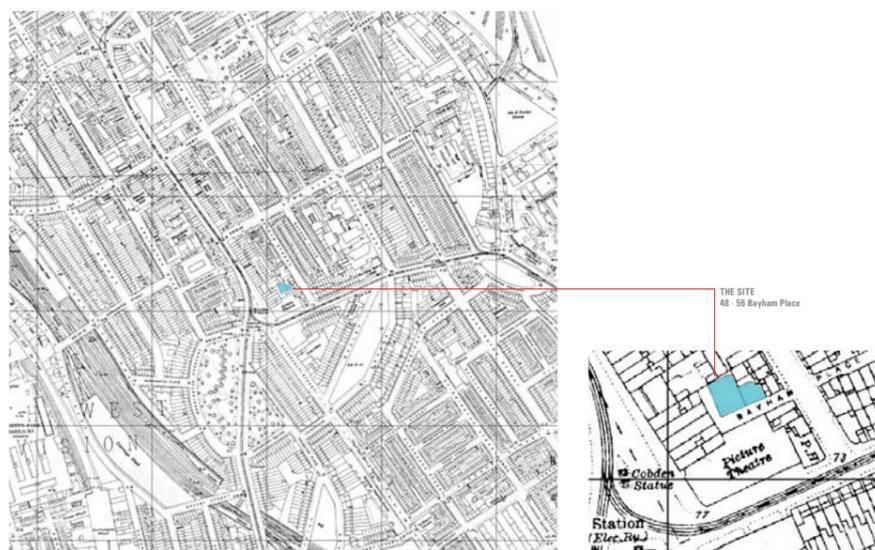
Bayham Place Historical Maps



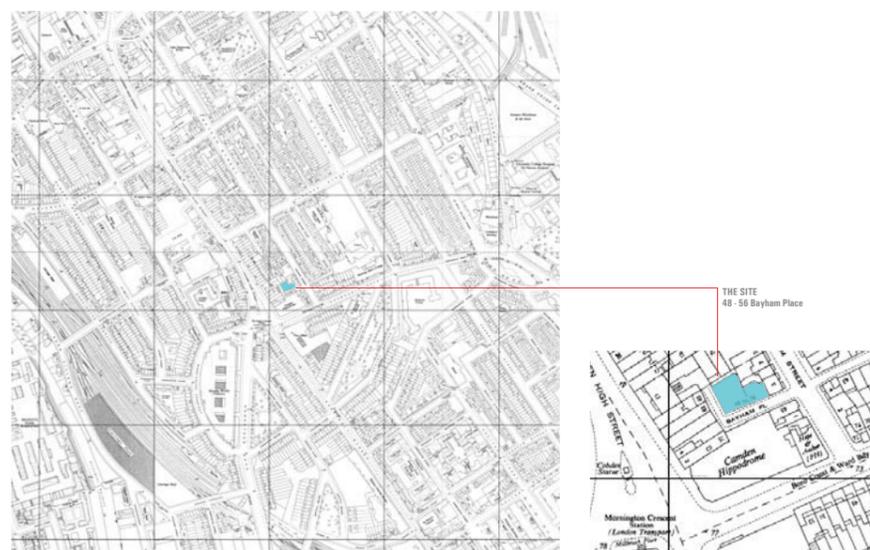
1875



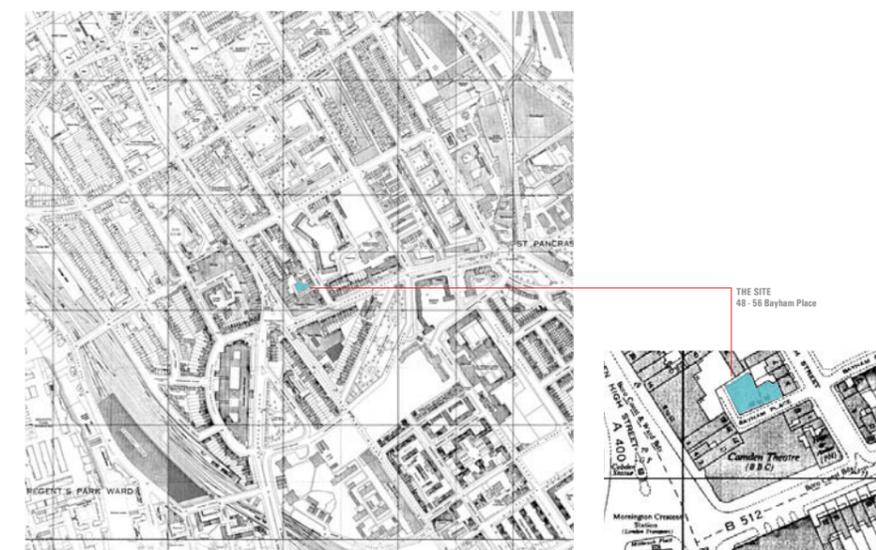
1896



1916



1953

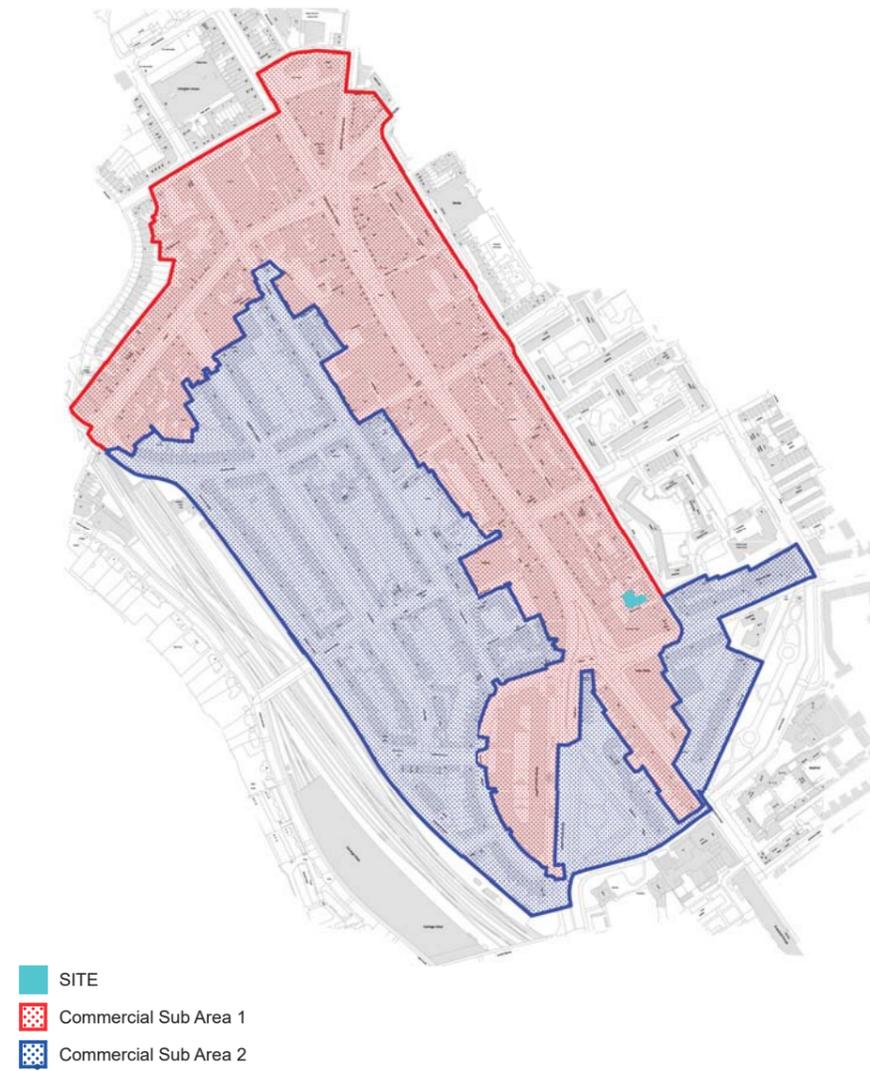


1970

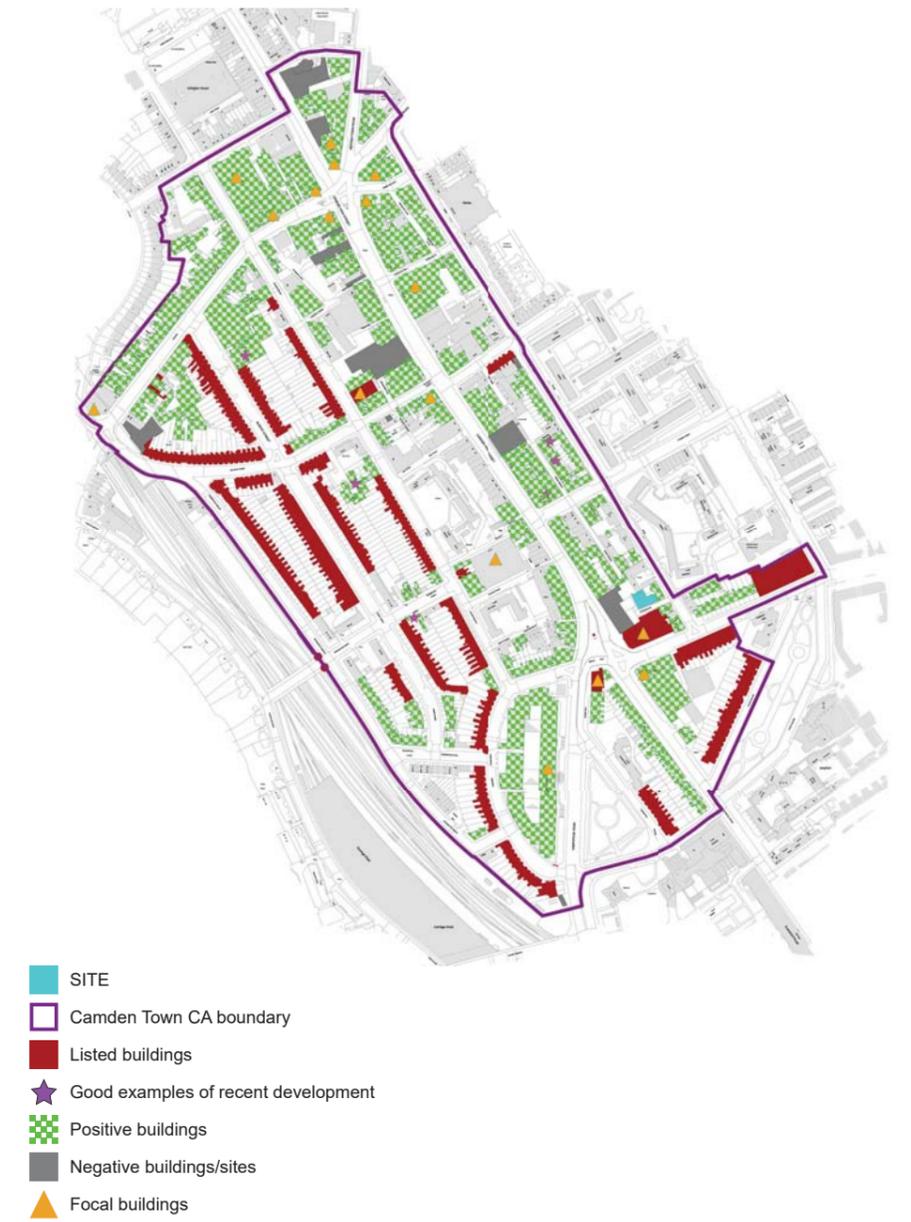
Camden Town Conservation Area Map



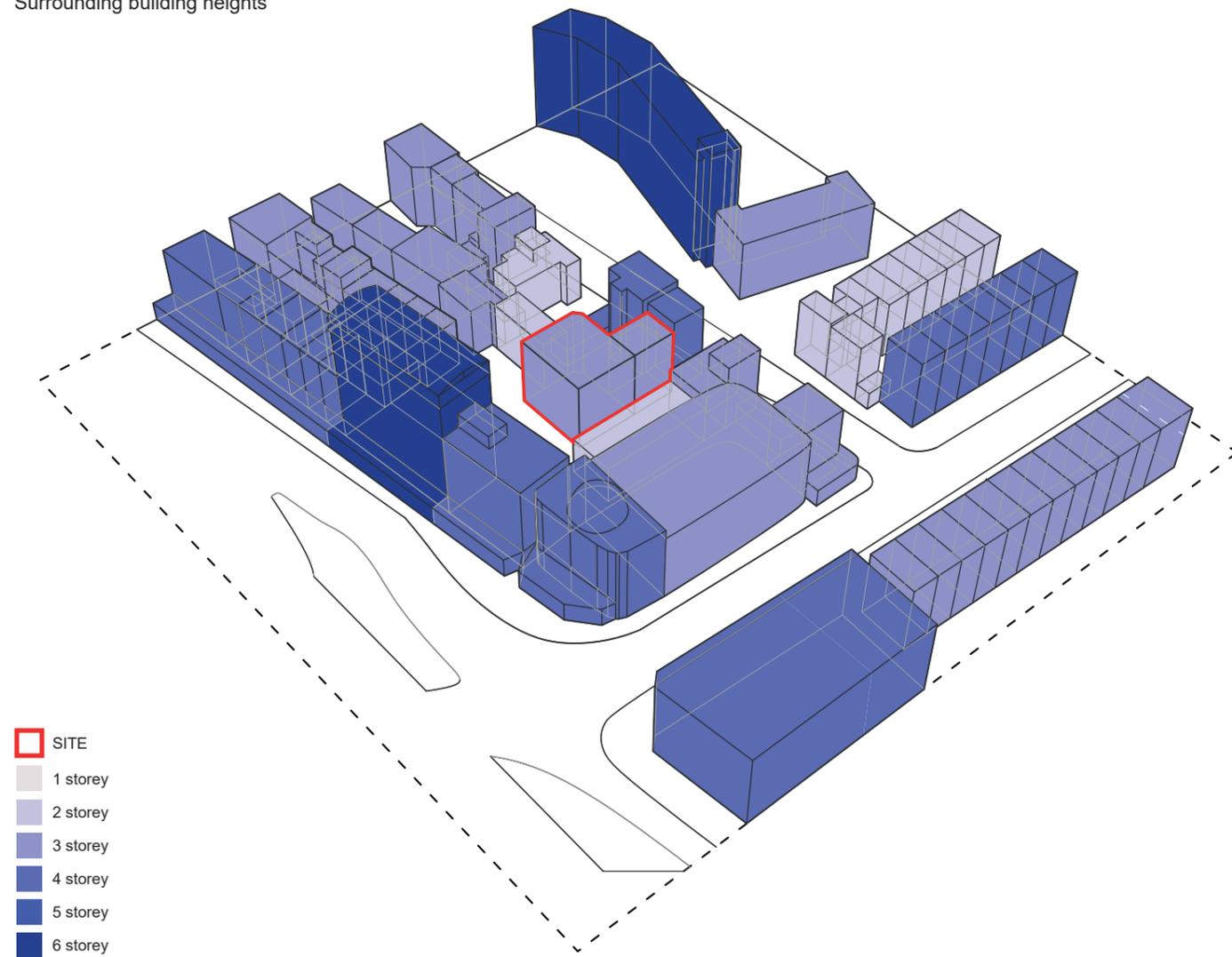
Camden Town Conservation Area - Sub-division Map



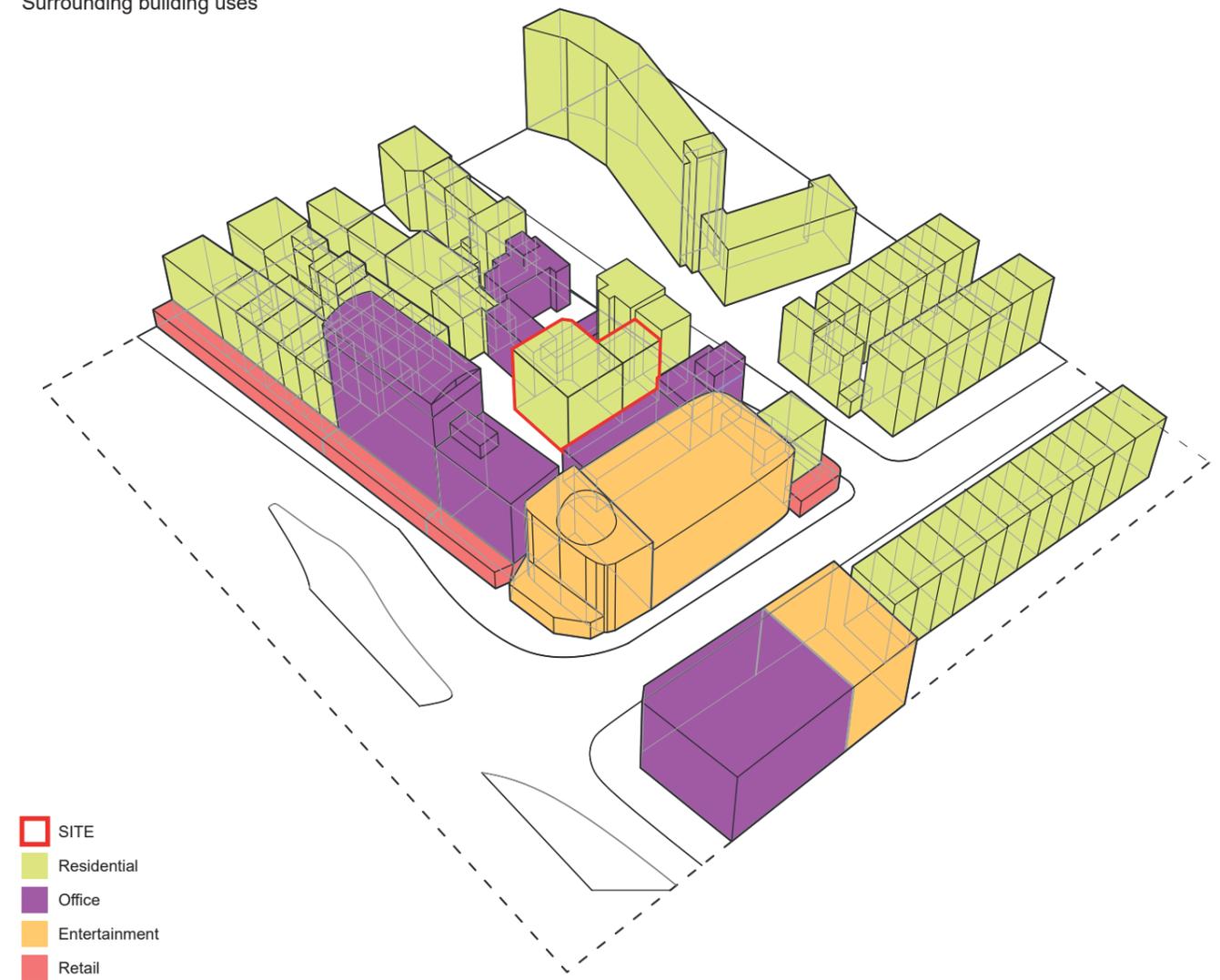
Camden Town Conservation Area - Key Buildings Map



Surrounding building heights



Surrounding building uses



01 SITE CONTEXT

Local Redevelopment Projects



Camden Lock Village Development - construction site



3. Camden Lock Village Development

The Camden Lock Village scheme received planning permission in November 2012 to create a 50,000 sq m mixed-use development. This will comprise 8 new buildings between 3 and 9 stories in height, to provide a new canal-side market building, cafes and restaurants, art-house cinema, housing (170 residential units, of which 156 are private), markets, flexible employment space, three public spaces, and a new school. (Source: newlondondevelopment.com).



Vision for Euston Area Plan regeneration

2. Euston Area Plan Regeneration

High Speed 2 will terminate at Euston station, meaning that a large redevelopment of the station and surrounding area will be needed. Areas of housing and retail will be demolished and rebuilt into the redevelopment project. This will include a substantial volume of new housing and office space, plus some retail and other community uses. Total development value is approximately £3 billion, including up to 3,800 new homes, 280,000sqm of office space, and 20,000sqm of retail. Construction is scheduled to begin in 2017 with completion of phase one scheduled for 2026, and phase two in 2033. (Source: www.theguardian.com and www.eustonareaplan.info)

CAMDEN IS CHANGING

The borough of Camden is currently going through considerable change. New areas of city are appearing, and with them a variety of architectural styles. The proposed high quality modest extension to 48-56 Bayham Place is a small part in this large transformation of the local area.

The map below shows some of the significant redevelopment sites taking place within 10-15 minutes walk from Bayham Place.



1. King's Cross Redevelopment
One of the largest current developments in London, the 67 acre site will house 50 new buildings, 1,900 new homes, 26 acres of open space, and 30,000 people by 2016. What was an underused industrial wasteland is being transformed into a new part of the city with homes, shops, offices, galleries, bars, restaurants, schools and even a university. It's a whole new piece of London with a brand new postcode, N1C. (Source: www.kingscross.co.uk/development).



Kings Cross Development

4. Somers Town Redevelopment

Camden Council own a large proportion of the land in Somers Town, and are actively pursuing the improvement of this area. They have identified seven key sites for redevelopment to introduce a variety of improvements including affordable housing, private housing, a primary school, a secondary school, community hub, new public space and some improved pedestrian routes. (Source: www.camden.gov.uk).



Somers Town Redevelopment

01 SITE CONTEXT

Local Contemporary Architecture

Camden Town's rich history has resulted in many architectural layers as each era leaves its own built legacy. Within the locality of Bayham Place you can see numerous examples of new architecture from the past decade that will become our generation's legacy to this area of London.

The aspiration at Bayham Place is to both restore part of Camden's history, and at the same time leave a high quality architectural addition that reflects our time.



The Stay Club, 34 Chalk Farm Road



Apartments, 59 Prince of Wales Road



Apartments, Grand Union Walk, Kentish Town Road



Haverstock School, 24 Haverstock Hill



Apartments, 1 Oval Road



Canalside Studios, 8-14 St Pancras Way



Apartments, 3 St Pancras Way



Apartments, 1 Gloucester Crescent



Apartments, 86-88 Delancey Street



Apartments, 14-15 Mandela Street



Apartments, 38 St Pancras Way

Planning History and Works to Date

In August 2015 prior approval (planning ref: 2015/4598/P) was granted by LB Camden for the change of use of the building from office (Class B1a) to residential (Class C3).

In October 2016 planning permission (ref. 2016/4116/P) was granted by LB Camden for the erection of a part single, part double storey roof extension to the building to provide four self-contained units (Class C3), two rear extensions at first and second floor level and associated external alterations.

Since the approval of the planning application in October 2016 the applicant has constructed the rear extensions at first and second floor level to allow the occupation of these floors.

This planning application seeks an additional floor at third floor level and to replicate a similar two storey roof extension as approved under planning permission ref. 2016/4116/P. The scheme also includes a rear extension at second floor level.



Original building (photo taken early 2015)



Existing building following change of use and repair works



Consented two storey roof extension

WORKS TO DATE

Internal reconfiguration of the walls, floors and staircase has taken place, including major structural alterations and the introduction of a passenger lift (shaft is built, but lift installation will occur with the construction of the roof extension).

Services have been installed for the new apartments; including water, gas, electricity, heating and mechanical ventilation.

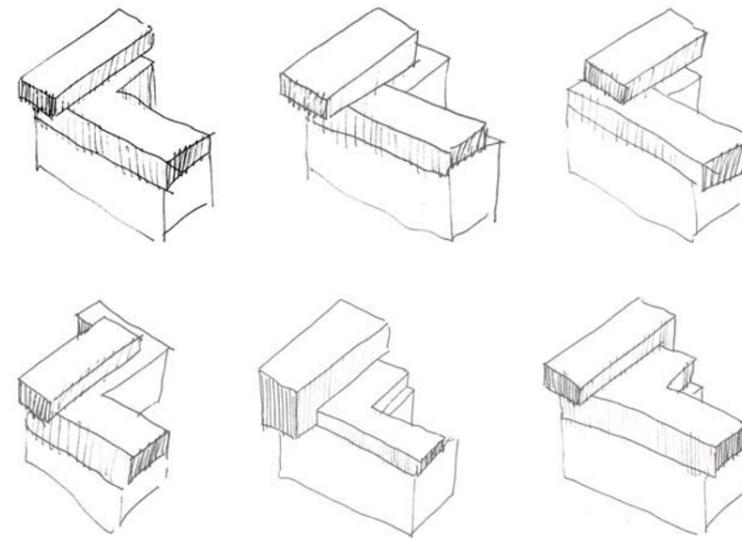
The building fabric has been upgraded to improve its thermal and acoustic performance; including internally insulating external walls, replacement of existing windows with new double glazed units, and acoustic detailing in the floor build-up.

Render and paintwork has been removed from the ground floor to reveal a continuous brick face elevation. Three doors on the ground floor have been replaced with new double glazed timber framed windows to match others. The external facing brickwork has been repaired and re-pointed. Brickwork has been cleaned and soot-washed to establish a consistent appearance throughout the external facades.

Design Strategy



Artist's impression looking NW from Bayham Street



Early concept sketches

A holistic design approach has been taken to the whole development.

OPPORTUNITIES

The existing building at 48-56 Bayham Place provides well proportioned spaces, and benefits from large windows that allow ample daylight/sunlight to penetrate into living spaces. The property sits in a quiet mews in close proximity to Zone 1 with excellent transport, social and cultural links. The building has been converted into residential units under permitted development rights. The proposed extension provides an opportunity to enhance the quality of the accommodation through the provision of additional residential accommodation at roof level, and restoring some of the original features of the existing building's facade.

DESIGN OBJECTIVES

Our design objective is to sensitively redevelop 48-56 Bayham Place as residential accommodation and restore original architectural features where possible. Thereby extending its useful life, whilst preserving and enhancing the building's character and its setting within the immediate conservation area. The following list sets out the intended scope of works:

1. A contemporary roof extension to enhance the appearance of the existing building and to establish a dialogue with its surroundings, whilst providing further accommodation.
2. A small addition at second floor level to improve the functionality of the existing building (see planning drawings).
3. Further facade improvements to reinstate original architectural features.

HIGH QUALITY DESIGN APPROACH

Our client's brief is to provide high quality residential accommodation to respond with the future demands on the building's location and growth.

NB

For a full appraisal of the proposal's impact on its surrounding, please see the Heritage and Townscape Assessment by Peter Stewart Consultancy.



Artist's impression looking west from opposite side of Bayham Place



Artist's impression looking SE from King's Terrace

Design concept

The design of the roof extension is closely aligned with the architecture of the existing building.

A study of the existing industrial building reveals that it is historically comprised of two adjoining buildings. This is apparent from the window types on each side of the front elevation.

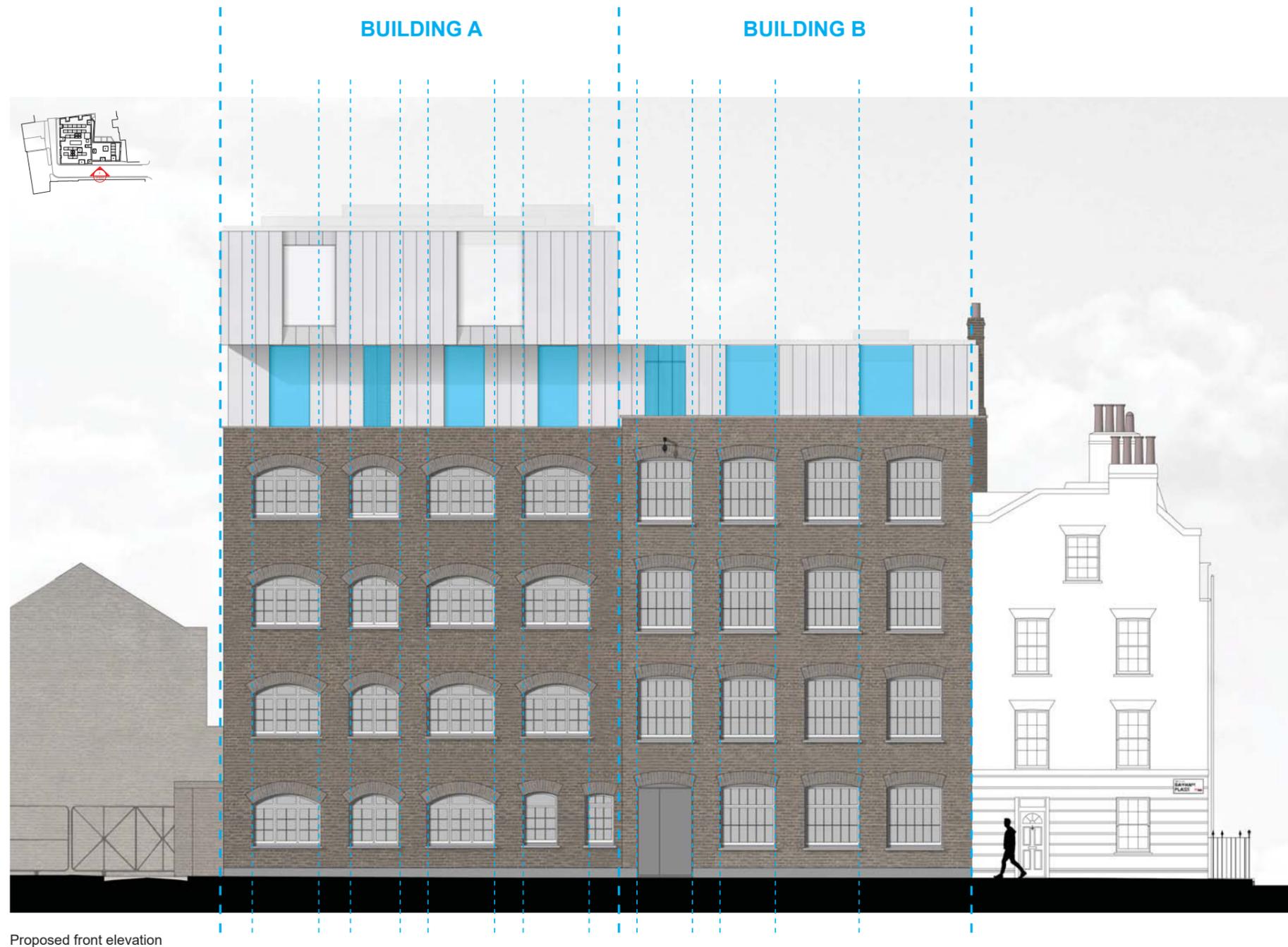
It is also evident that there have been more recent changes to the appearance of the industrial building, such as the filling-in of historic industrial hoistways that were likely to have been used for taking pianos in and out of the factory.

The first step is to restore and re-introduce some of the original architectural features of the existing building.

The main volumes of the roof extension have been carefully modeled to reflect the history of the existing building, with the fifth floor volume aligning with the original property boundary between the original two buildings.

The proportions and sight lines of the original facade are echoed in the fenestration of the proposed roof extension. Where possible, with regards to internal space configurations, the vertical lines of the existing facade have been extended into the facade of the 4th floor roof extension. Rigorous studies have been carried out to find the optimum panel width that would achieve this effect.

Materials for the extension have been chosen to complement the material palette of the existing building but without competing with its architecture. Anodised aluminium was deemed an appropriate facade material due to its industrial aesthetic and the lightness that it achieves by reflecting the sky as you look up.



Proposed front elevation

- Indicates 3rd floor windows that have been aligned with existing fenestration lines
- Primary alignment axes
- Secondary alignment axes



Proposed front elevation