

2 SITE CONTEXT + ANALYSIS

2.1 LOCATION

BUILDING ADDRESS: 1 Hampshire St,
London NW5 2TE

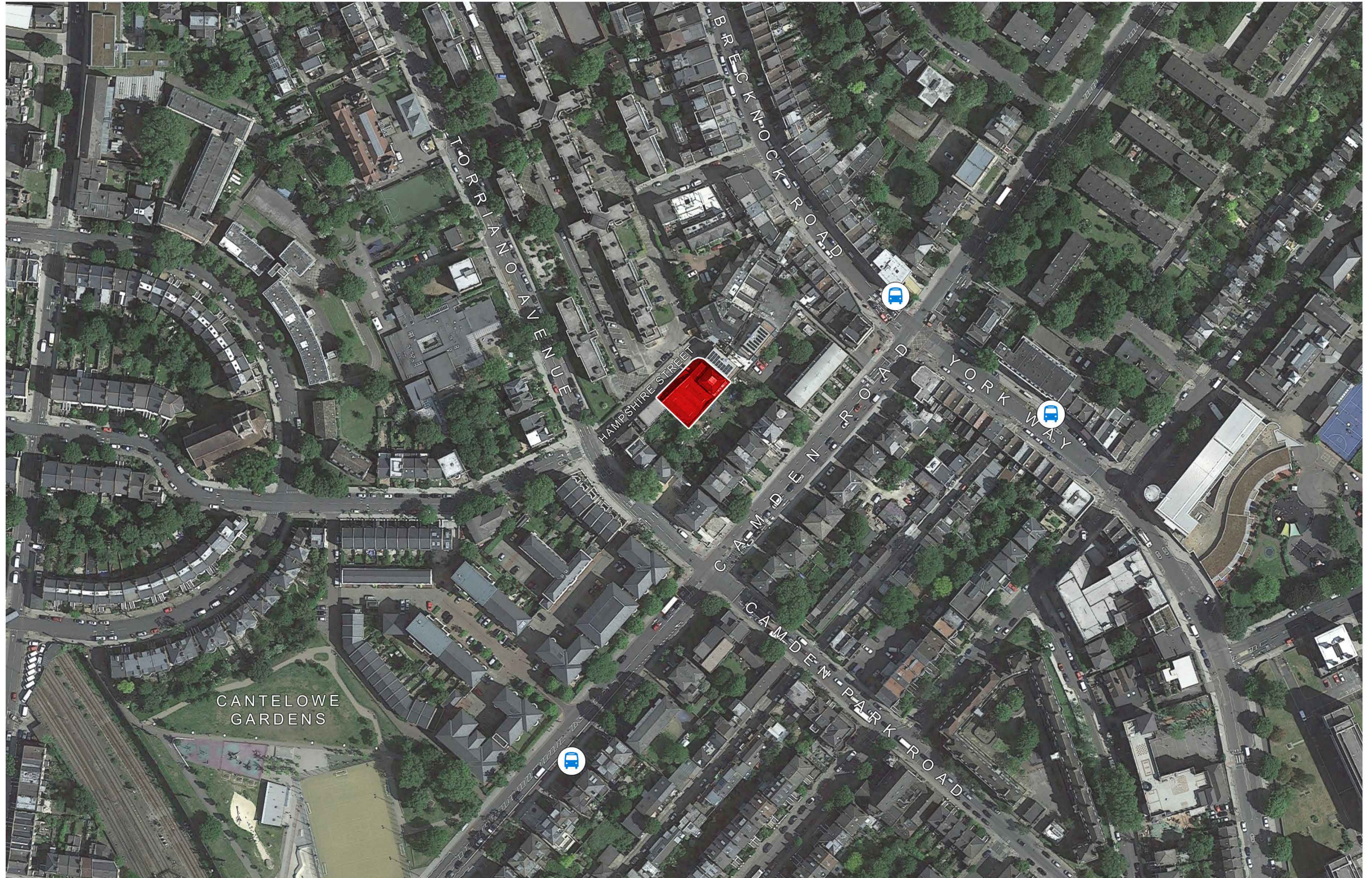
1 Hampshire Street is situated in the Kentish Town Ward of the London Borough of Camden, and lies 4.5 km North of the City of London. The existing two buildings at the address are a single commercial premises, and consist of standard two storey commercial premises, and a large open hall/studio building with a small mezzanine first floor.

The building is located on Hampshire Street, off Toriano Avenue (part of the A5200 Road), which begins where Camden Park Road meets Camden Road, and runs north terminating at Brecknock Road (also part of the A5200, and here marking the boundary between Camden and Islington). Hampshire Street is a cul-de-sac and runs parallel to Camden Road, 80m to the south-east.

200m south-west of the site lies the Cantelowe Gardens, a 1.5 hectare public park with quiet parkland, a playground, and sports pitches and a skate park; 475m east of the site into Islington is Caledonian Park, a 4 hectare park with parkland, and orchard, and free play sports facilities.

The closest commercial centres to the site are Brecknock Road into York Way, 100m to the north-east, and Kentish Town Road, 700m west of the site, running almost parallel to Toriano Avenue.

The site has a PTAL rating of 5 which denotes a high level of frequent and nearby public transport options. The Bus routes 390 and 393 run along Brecknock Road and York Way; the 29, N29, 253, N253, and N279 all run along Camden Road, with stops for all less than five minutes walk from Hampshire Street. The closest tube station is Caledonian Road, 900m to the east, the closest railway station is Kentish Town, 700m west of the site.



2.2 PLANNING HISTORY

Three previous planning applications have been made on the site for alterations and extensions.

(PLANNING REF : 36759) [GRANTED] 1983

The extension of the existing factory to provide additional light industrial floor space.

(PLANNING REF : 8903305) [GRANTED] 1989

Alteration and extension to an existing factory to provide light industrial accommodation.

This application was granted and allowed for the demolition of the existing building, which was subsequently not implemented.

(PLANNING REF : PE9900753) [GRANTED] 2000

Alterations to front of existing building, including formation of a new entrance and insertion of a window, closing up the existing entrance, the erection of a front flat roof extension and the replacement of a pitched corrugated sheet roof with a flat roof.

2.3 SITE HISTORY

The existing building on the site currently operates as a film and photographic studio.

Prior to this, the development of the site can be tracked by referring to the historic Ordnance Survey maps dating back to 1873.

The 1873 map indicates, that at this time the site was mostly landscaped, with a single structure on the eastern portion of the site.

By 1896 a second structure small appears to have been added to the existing structure, with the site remaining largely landscaped.

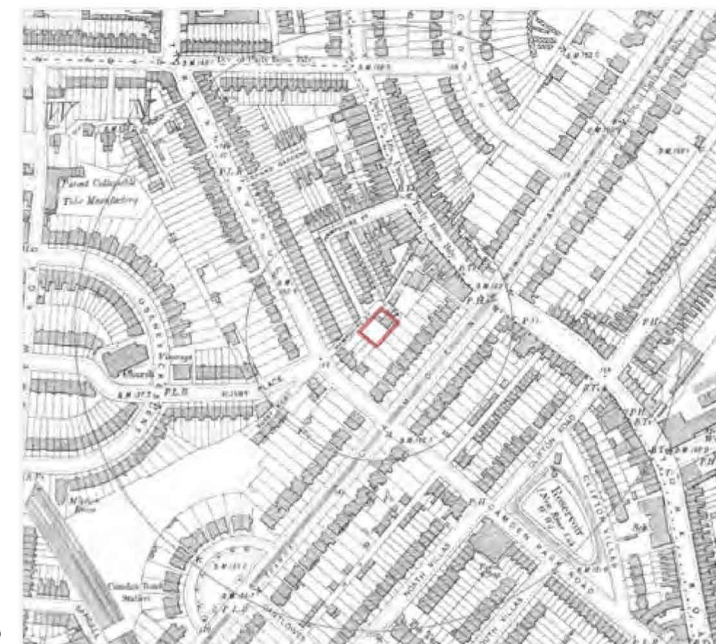
It is estimated that the current structure was built sometime between 1946 and 1952. It was originally operated as a print works, and appears to have remained in light industrial usage up until 1998, when it was converted to its current use as a film and photographic studio.

The site history is discussed in greater detail in the **Built Heritage Statement** prepared by **CGMS**

1873 OS MAP



1896 OS MAP



1916 OS MAP



1960 OS MAP



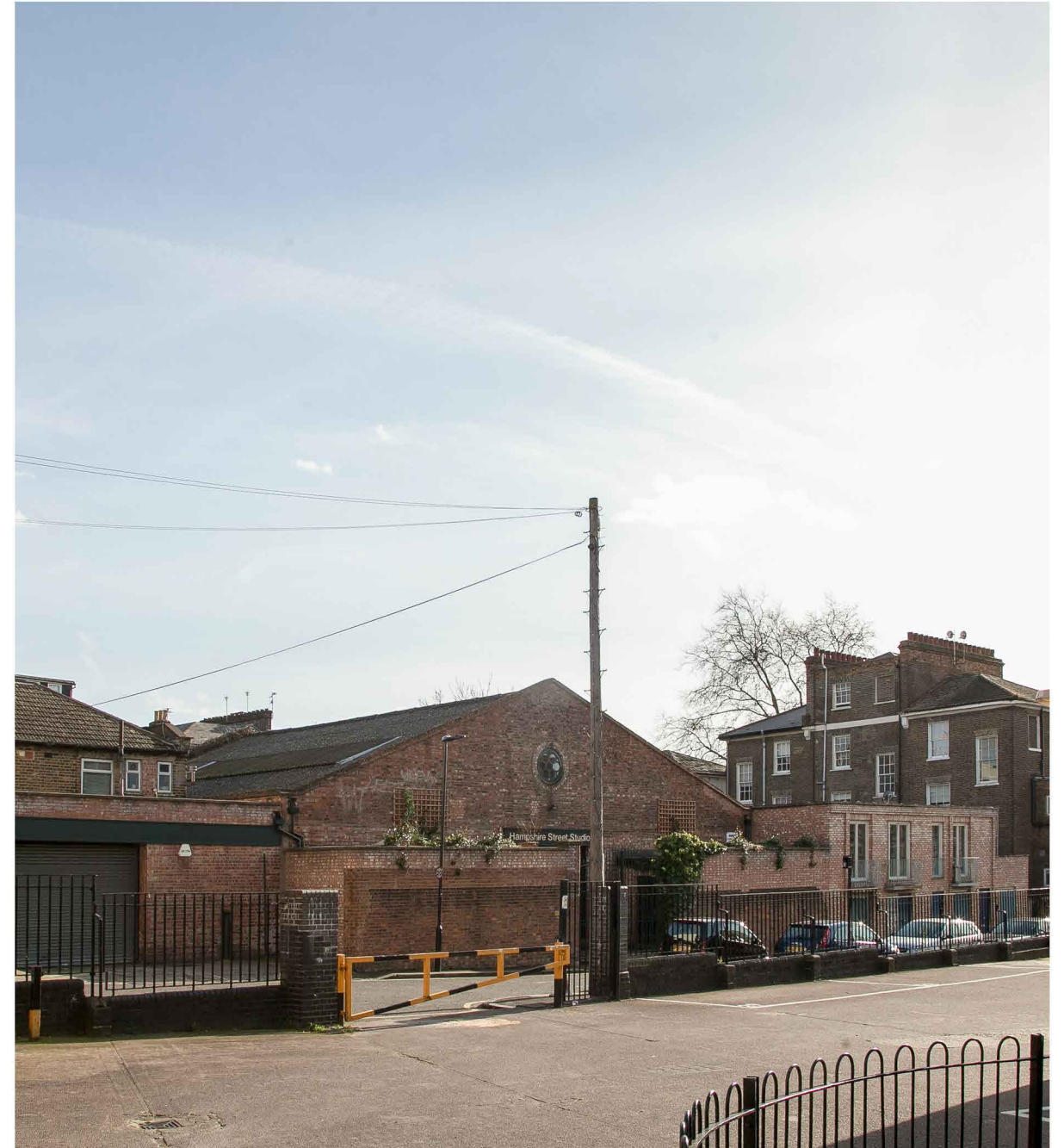
2.4 EXISTING BUILDING

The existing building takes the form of a large double height space, connected to a smaller two storey block on the north east side, and with three small single story blocks connected to the front along Hampshire Street.

The building occupies most of the site, save a small delivery area, and a recessed entrance area to the front of the building.

The main double height space has a pitched roof with a gable facing onto Hampshire Street. The two story block has a hipped pitched roof, and the single story blocks have flat roofs.

There is a small circular window positioned at high level on the gable of the main double height space, apart from this, the only other windows in the building are on the upper floor of the two story block.



2.4 EXISTING BUILDING

Internally the large double height space houses the main studio area, with the support facilities, green room, and dressing rooms located in the adjoining blocks.

Due to the limitations of the existing building and site, the building is unable to accommodate large scale film or photography shoots, and is not well equipped to meet the modern demands for film shoots.

Also the specialized layout of the existing building and its lack of potential for providing natural light to the internal spaces do not make the building particularly suitable for renovation for alternative uses.

