

HERITAGE AND  
CONSERVATION STATEMENT

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For 189-191 CAMDEN HIGH STREET,  
CAMDEN TOWN,  
LONDON, NW1 7BP

**jm**architects

## Client

Royal Bank of Scotland  
1st Floor Younger Building  
Edinburgh EH12 4NA

## Architect

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## Document Tracking

6402 L(47)0021

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DON, NW1 7BP

**Scope: Removal of an Automatic Teller Machine, Signage, and a  
Nightsafe**

JM Architects are appointed to prepare a heritage and conservation state-  
ment for the building at 189-191 Camden High Street, London, NW1 7BP

. This building is presently a branch of the Royal Bank of Scotland. The bank  
branch is to be closed.

The following sources were consulted in preparing this statement:

Camden Town Conservation Area Appraisal and Management Strategy

Buildings and Conservation Areas) Act 1990

Planning Policy Guidance: conserving and enhancing the historic environ-  
ment - National Planning Policy Framework

Conservation Principles Policies and Guidance, Historic England (2008)

Listing Selection Guides, Historic England: Commerce and Exchange Build-  
ings (Banks and Offices)

Historic England's Good Practice Advice Note 2: Managing Significance in  
Decision-Taking in the Historic Environment Historic England's Good Prac-  
tice Advice Note 3: The Setting of Heritage Assets (2015)

Historic England's Advice Note 2: Making Changes to Heritage Assets  
(2016)

Local Records

Historic maps and photographs.

**Status: The bank is not a listed building.**

The application building stands on the corner of Camden High Street and  
Parkway. It is a three storey building dressed in stone at the ground floor  
with brick on first and second relieved by a wealth of stone detail, some of  
it decorative. It is listed in the Camden Town Conservation Area Appraisal  
and Management Strategy as a 'Positive Building'.



## 6402 L(47)0021 RBS London Camden Town Heritage and Conservation Statement

189-191 CAMDEN HIGH STREET, CAMDEN TOWN, LONDON, NW1 7BP

### The Setting; The building is in the Camden Town Conservation Area

*The historic character of a place is the group of qualities derived from its past uses that make it distinctive. This may include: its associations with people, now and through time; its visual aspects; and the features, materials, and spaces associated with its history, including its original configuration and subsequent losses and changes. Character is a broad concept, often used in relation to entire historic areas and landscapes, to which heritage assets and their settings may contribute.* Historic England's Good Practice Advice Note 3: The Setting of Heritage Assets (2015)

*Britannia Junction is an important historic junction of six roads. Four of the street blocks forming the junction present distinctive triangular corner plots to the junction. Although the northern corner housing Camden Town Underground Station contains buildings which are smaller in height (two and three storeys), it dominates the crossroads because of the long views along the High Street and its identity with the underground station. Camden Road/Greenland Road corner is also distinctive, especially in long views along Parkway, with buildings of four storeys with an additional fifth attic floor; the buildings at the junction with Parkway are also important corner buildings by way of their four and five storey heights, vertical emphasis and elaborate architectural treatment; the three-storey corner building on the Kentish Town Road/Camden Road corner is a landmark building by way of its gabled façade and distinctive mock-Tudor architectural treatment.*

*Britannia Junction is also a significant nodal point in the tightly knit urban grain of the Conservation Area. The junction is dominated by heavy traffic, reflecting its importance in local and wider traffic movements. As a result, the public realm in and round the junction is dominated by traffic and pedestrian safety controls, such as barriers and islands, reflecting the heavy pressure of pedestrian and vehicle numbers on the constrained space. North of Britannia Junction, the west side of the High Street .....No 189 occupies the prominent north corner of Parkway: a turn-of-the-last-century bank building in stone, today the Royal Bank of Scotland. Camden Town Conservation Area Appraisal and Management Strategy*



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**The Setting;**

The metre of the building is refreshingly unspoilt. The ground floor has been saved the glazed shopfront that afflicts many buildings of its generation—the 'EE' building in the picture below being a sad example. While the layout of the junction and the volume of traffic detracts from the sense of place, the building has, in following others and being followed by later arrivals, created a rhythm and depth of detail that stands one of the Borough's focal points in good stead.





## 189-191 CAMDEN HIGH STREET, CAMDEN TOWN, LONDON, NW1 7BP

### The Works

*The conservation of heritage assets in a manner appropriate to their significance is a core planning principle. Heritage assets are an irreplaceable resource and effective conservation delivers wider social, cultural, economic and environmental benefits. Conservation is an active process of maintenance and managing change. It requires a flexible and thoughtful approach to get the best out of assets as diverse as listed buildings in everyday use to as yet undiscovered, undesignated buried remains of archaeological interest. NPPF*

The removal of the branded fascia facing both Camden High Street and Parkway, together with face-fixed signage and two projecting signs above ground floor and the repair of the stonework behind. The removal of the automatic teller machine facing Camden High Street, and a receptacle for ATM receipts and the reinstatement of the stone cill and the stone panel beneath, together with the reconstruction of the former window to replicate those adjacent. The removal of a nightsafe from the Camden High Street frontage and the reconstruction of the window to replicate those adjacent.

The removal of the automatic teller machine facing Parkway, and a receptacle for ATM and the reinstatement of the stone cill and the stone panel beneath, together with the reconstruction of the former window to replicate those adjacent.

The removal of a branded sign to left of the entrance and the repair of the stonework to the rear.

### The Effect of the Works on the Building and the Setting

The proposed works will have no deleterious effect on the building or the setting. It will afford the building a more settled and harmonious appearance.

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