
2-6 Camden High Street

London
NW1 0HJ



Temporary First Floor Link to 8-12 Camden High Street

SUMMARY

Instructions

Foundation Architecture Ltd (FAL) are instructed by Carebrook Ltd owners of the commercial and retail building at 2-6 Camden High Street and APL Retirement Benifit Scheme owners of 8-12 Camden High Street to seek permission the temporary linking of the two buildings at first floor level in order to provide additional office floorspace for Vision Direct, tenants of 2-6 Camden High Street.

Evaluation

Vision Direct have immediate need for additional floor space and whilst Foundation Architecture have explored options with the Council for extending the building a temporary solution is required to meet the immediate need. A temporary permission is sought for a period of four years during which time the more comprehensive proposals for the extension and/or redevelopment of the building can be progressed.

Design Development

A simple scheme to link the two buildings externally at first floor level to the rear is proposed having looked at internal possibilities which are frustrated by the difference in floor heights between the two buildings making direct internal linking impractical in structural terms.

Scheme Design

The scheme proposed in this submission builds a small (6 sq/m) glazed link on the first floor roof to provide a stair link to 8-12.

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2-6 CAMDEN HIGH STREET

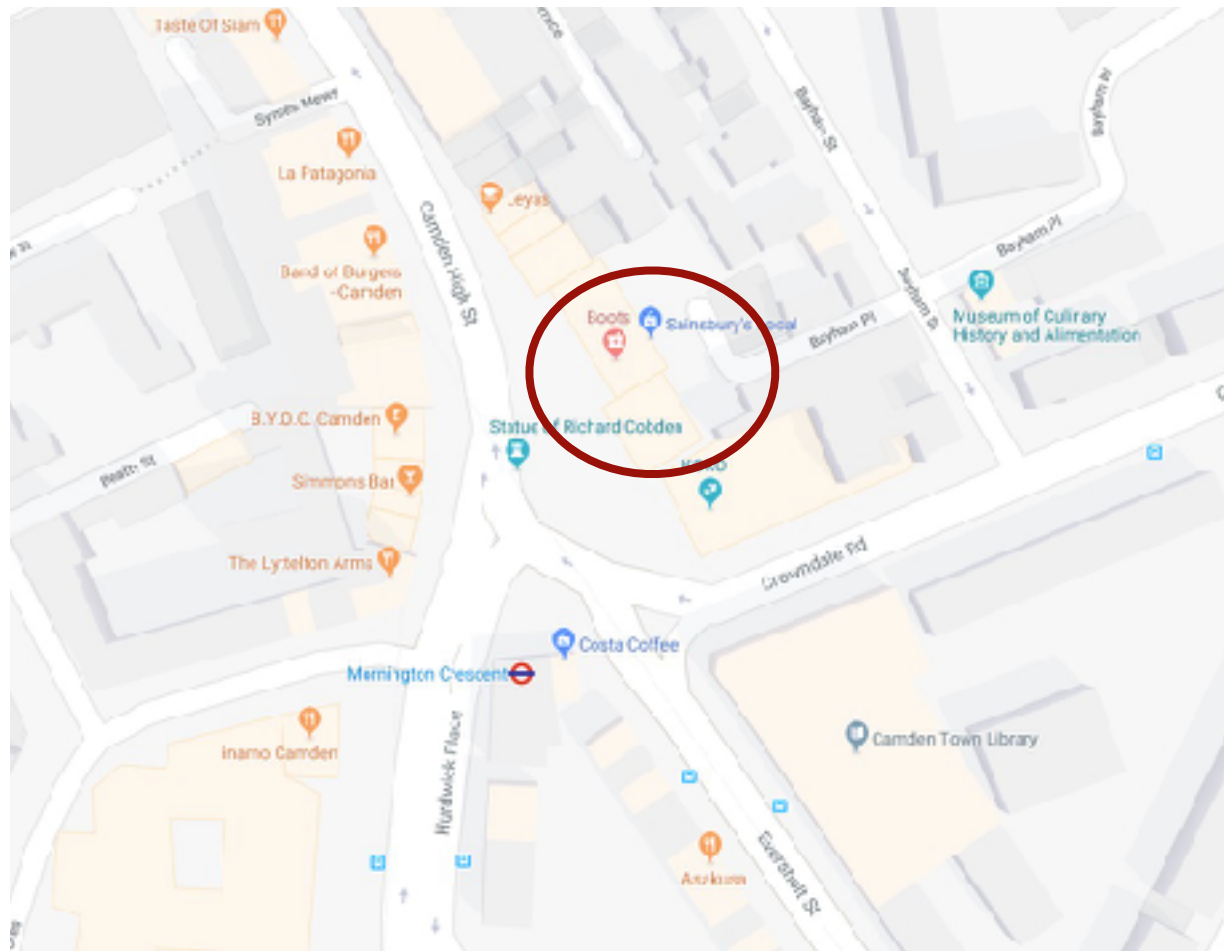
SITE

2-6 Camden High Street

The site is located at the south end of Camden High Street at the junction of Eversholt Street and Crowndale Road. To the north is a recently extended commercial building at numbers 8-12, to the south is the GII listed Koko, previously the Camden Palace and to the east 48-56 Bayham Place which is a commercial building currently undergoing a residential conversion and substantial extension.

Transport

Numerous buses travel along Camden High Street. Camden Town and Mornington Crescent underground stations are within 5 minutes walking distance. Cycling is popular with the tenants of the building cycle parking is provided on the pavement at the pedestrian area in front of the building. The main access for pedestrian visitors to the site is from Camden High Street.



Context

The site is located in an area of rapid changing development. There are a number of schemes that are under development at present that affect the application site. Namely the extension of Koko and the residential conversion and 3 storey addition to the Bayham Street “Anders” building to the rear of the site.



Immediate location showing current and future development sites.

Building Scale

The scale of the building is not affected by this proposal and the small addition does not project further than the existing rear line of the ground floor.



2-6 CAMDEN HIGH STREET

Building Scale

Surrounding townscape and building views

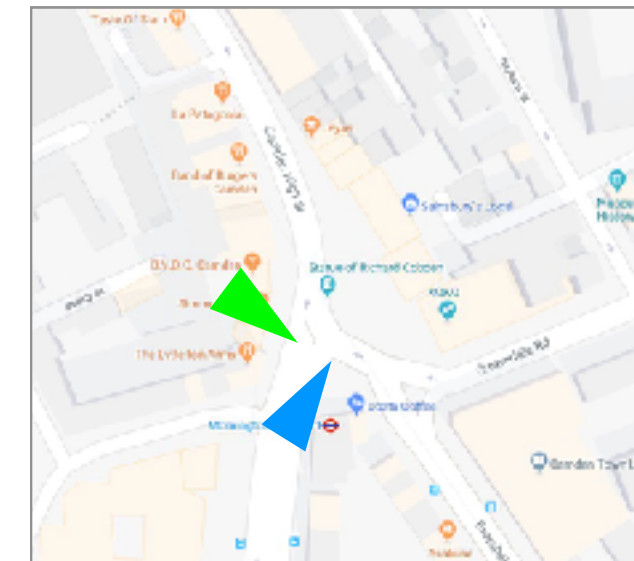


Protected view from Camden High Street west side



Site from Camden High Street south west side

Protected Views – Views south along Camden High Street from raised ground north of junction with Delancey Street, with views of Koko (former Camden Palace) and the Crowndale Centre, and upper storeys of Greater London House above roofline of Camden High Street



2-6 CAMDEN HIGH STREET

Building Scale

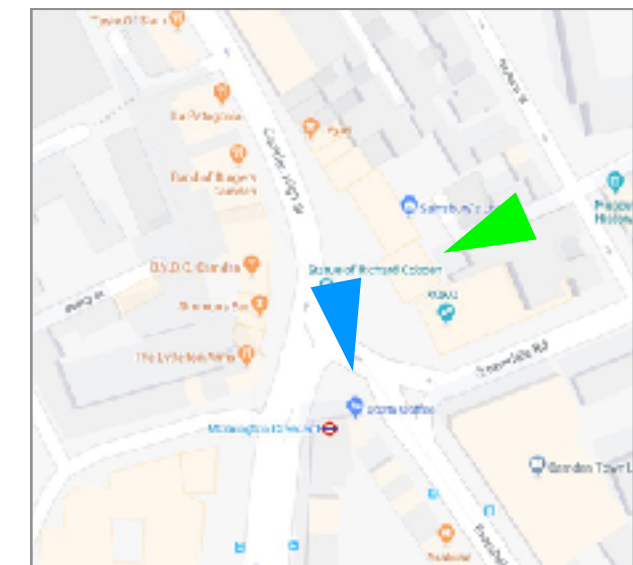
Surrounding Buildings



Entrance to Bayham Place showing extension to "Anders" building



Mornington Crescent Tube Station



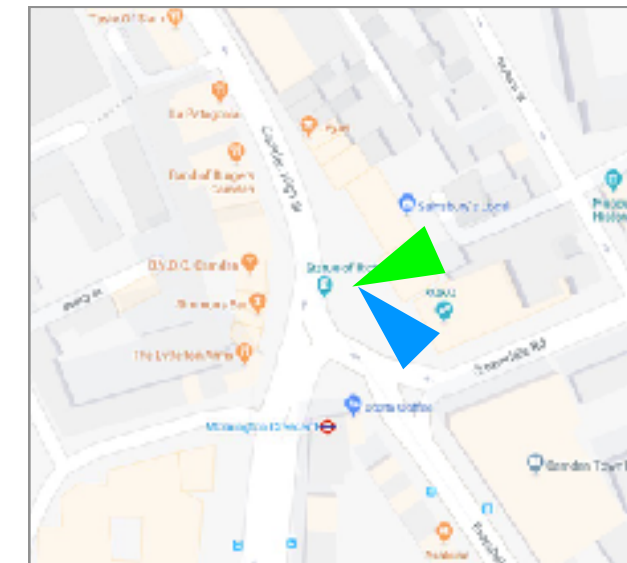
Building Scale



Rear of existing building from Bayham Place



Koko side elevation from Bayham Place



TOWNSCAPE

Koko

Theatre, now a night-club. 1900-1. By WGR Sprague. Some late C20 alterations. Decoration by Waring & Gillow. Stucco front (ground floor painted) and 1 bay of return; red brick return. Symmetrical facade in Baroque pastiche style. EXTERIOR: 4 main storeys. 5 bays. Single storey entrance foyer with pilasters supporting entablature and blocking course. Round-arched openings (outer bays blocked) with pilasters supporting architraved heads with keystones. Part-glazed double doors. Centre bays of upper floors with tetrastyle in antis Ionic screen rising through 2nd and 3rd floors to support entablature with paired ogee pediments and parapet. Behind this, a large copper dome. Flanking bays pilastered with bowed angles. 1st floor round-arched windows, 2nd square-headed, 3rd keyed oculi; this treatment repeated on 1st return bay. Ground floor return with 2 doorways having Ionic pilasters supporting entablatures with pediments; panelled double wooden doors. INTERIOR: symmetrically planned with elaborate foyer behind main entrance with Ionic pilasters and moulded ceilings. Overmantel with bronze bas relief plaque of Ellen Terry. Cantilevered dress circle and balcony, now without seats and with steps to ground floor. Lightly modelled plaster work by Waring & Gillow in a mixture of baroque and rococo ornament. Marble proscenium arch surmounted by segmental pediment with recumbent figures and, within the tympanum, a mask surrounded by rays. 4 bays on either side of proscenium with marble Corinthian columns. Within 3 of the bays, 6 boxes in 2 tiers, the upper boxes with canopies; lower boxes supported by columns carried on caryatids. Balcony fronts with rococo motifs. Ceiling supported on brackets within the cove above entablature and with a large oval centrepiece having a shallow dome. HISTORICAL NOTE: formally opened by the actress Ellen Terry in December 1900 as the Royal Camden Theatre to show a wide range of productions from Shakespeare to pantomime and opera to musical comedy. Later used as a cinema and a BBC recording studio. Originally with sculptured statues on parapets.



Proposed Koko refurbishment - Archer Humphries

EXISTING BUILDING

The Existing Building

Thought to be constructed in the 1970's the building is concrete framed with brick cladding. It is four storeys high with a ground retail unit and three upper floors of office space let on a floor by floor basis. The office floors are served by a single, small lift and at the flat roof level there is a substantial lift over run and plant room, equating to another storey height.

The facades are of facing brick clearly chosen and detailed taking inspiration from the original rearmost facades of the adjoining Koko building.

In plan form the front facade sits in line with No 8-12 Camden High Street. Koko is set back slightly from this line and it's separation from the "building line" is achieved through the use of a curved corner on plan.

The rear of the building is constructed from first floor and above of a cladding similar to that of the front. At ground level the retail is slightly extended and finished in a blank



Existing building showing 3 storey addition to 48-56 Bayham Place

PROPOSAL

The Existing Building



3 storey addition underway to 48-56 Bayham Place



Long view of rear of site from Bayham Place

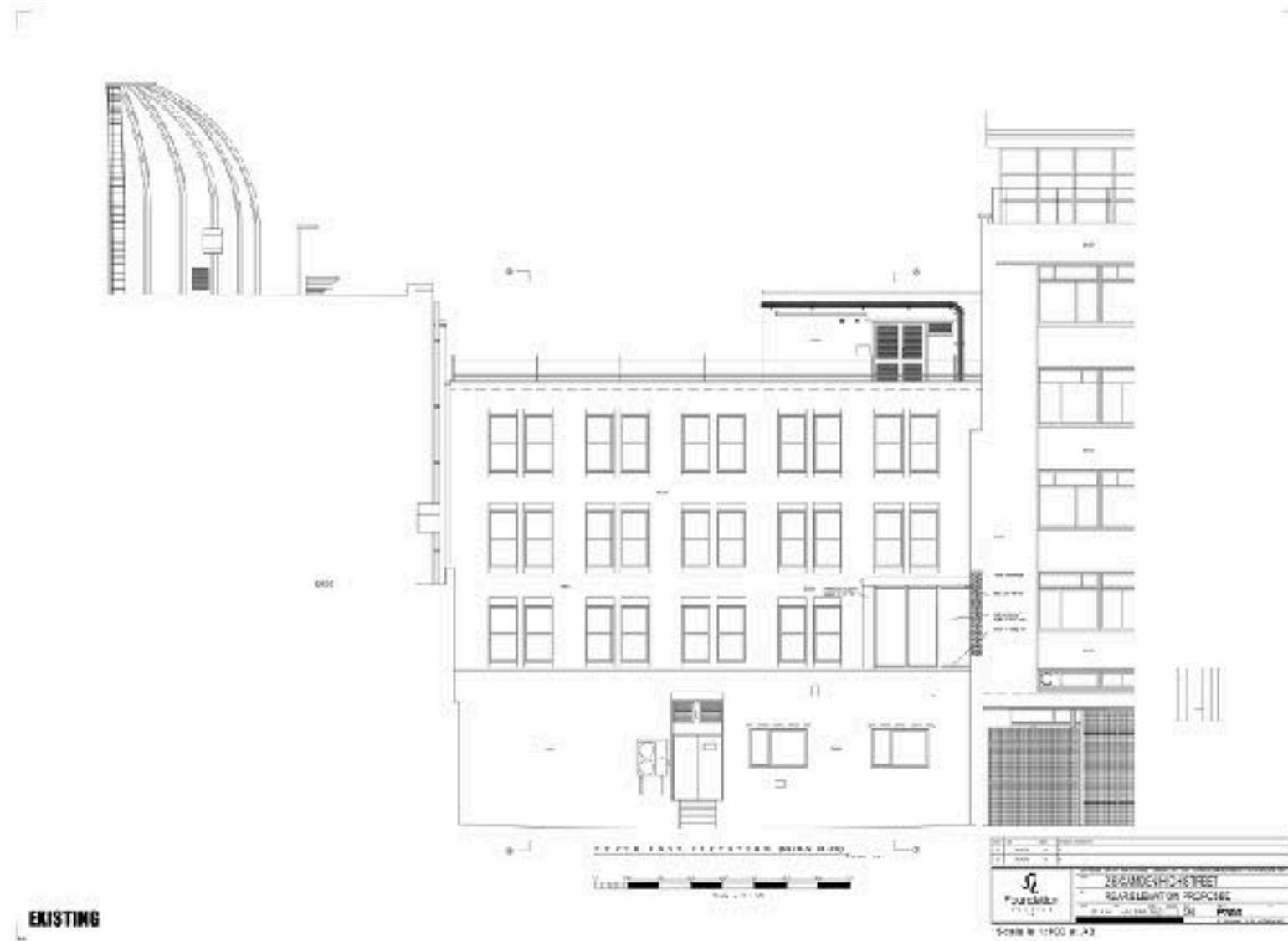


Long view of rear of site from Bayham Place

DESIGN DEVELOPMENT

Proposals

The proposal is for a simple glazed, felt roofed link set on the parapet of the ground floor roof. It has a cedar clad timber end wall.



CONSERVATION AREA IMPACTS

CA Statement

The assessment of positive and negative buildings contained within the Conservation Area Appraisal and Management Plan, as well as of views within and across the adjoining streets is relevant to understanding the approach to be taken in developing the site.

- The Camden Palace Theatre and Statue of Richard Cobden are both listed Grade 2.
- 48-56 and 53-65 Bayham Place are noted as positive buildings. Positive buildings are defined as buildings that make a positive contribution [to the conservation area]
- 2-12 Camden High Street are noted as Negative Buildings. Negative buildings and spaces are defined as buildings or spaces which detract from the character or appearance of the Conservation Area and could suitably be redeveloped.
- There are also key views to be protected. The proposal does not affect any of the key views.

Views south along Camden High Street from raised ground north of junction with Delancey Street, with views of Koko (former Camden Palace) and the Crowndale Centre, and upper storeys of Greater London House above roofline of Camden High Street.

The proposals, although temporary in nature, are designed so as not to affect the existing elevations detrimentally and for the facades to be returned to their current state on the removal of the link.