

Heritage & Townscape Assessment



Buck Street Market, Camden

On Behalf of LabTech

June 2018

Project Ref: 2813B

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INTRODUCTION

1. This Heritage and Townscape Visual Impact Assessment has been prepared by Heritage Collective. It accompanies an application seeking planning permission for a proposed redevelopment of Buck Street Market.
2. This assessment follows the undertaking of documentary, cartographic and pictorial research to understand the development and evolution of the site and buildings. The site and its context have been inspected during visits made in June 2018. The Buck Street Market (also known as Union Street Market and Camden Market) is within the Camden Town Conservation Area and in the vicinity of other designated and non-designated heritage assets considered within this report.
3. This report is localised to the area around Buck street Market and considers the development of the area between Hawley Crescent in the north, Camden High Street in the west, Kentish Town Road in the east, and the junction of the latter two streets in the south at Britannia Junction.
4. It is proposed to transform the market site with an arrangement of recycled shipping containers into **a market with a focus on small and independent retailers. Proposed works include** creating a number of elevated walkways between the arrangements of containers, and drawing upon features in the Camden townscape such as use of colour to help the structure blend with its surroundings.
5. This document should be read in conjunction with the Design and Access Statement prepared for LabTech and the full application documentation submitted.
6. The proposals would bring about positive change to the conservation area, the site has been identified within the Camden Town Conservation Area Appraisal as having a negative impact on the quality and character of the conservation area.
7. Any change to the site that may impact upon the historic built context with potential effect on the setting of nearby listed buildings and locally listed buildings has been assessed within this report. The site has high visibility on Camden High Street and so a number of local views are considered. Accordingly this report considers the effects of the proposed development upon the significance and interests of the historic built environment potentially affected.

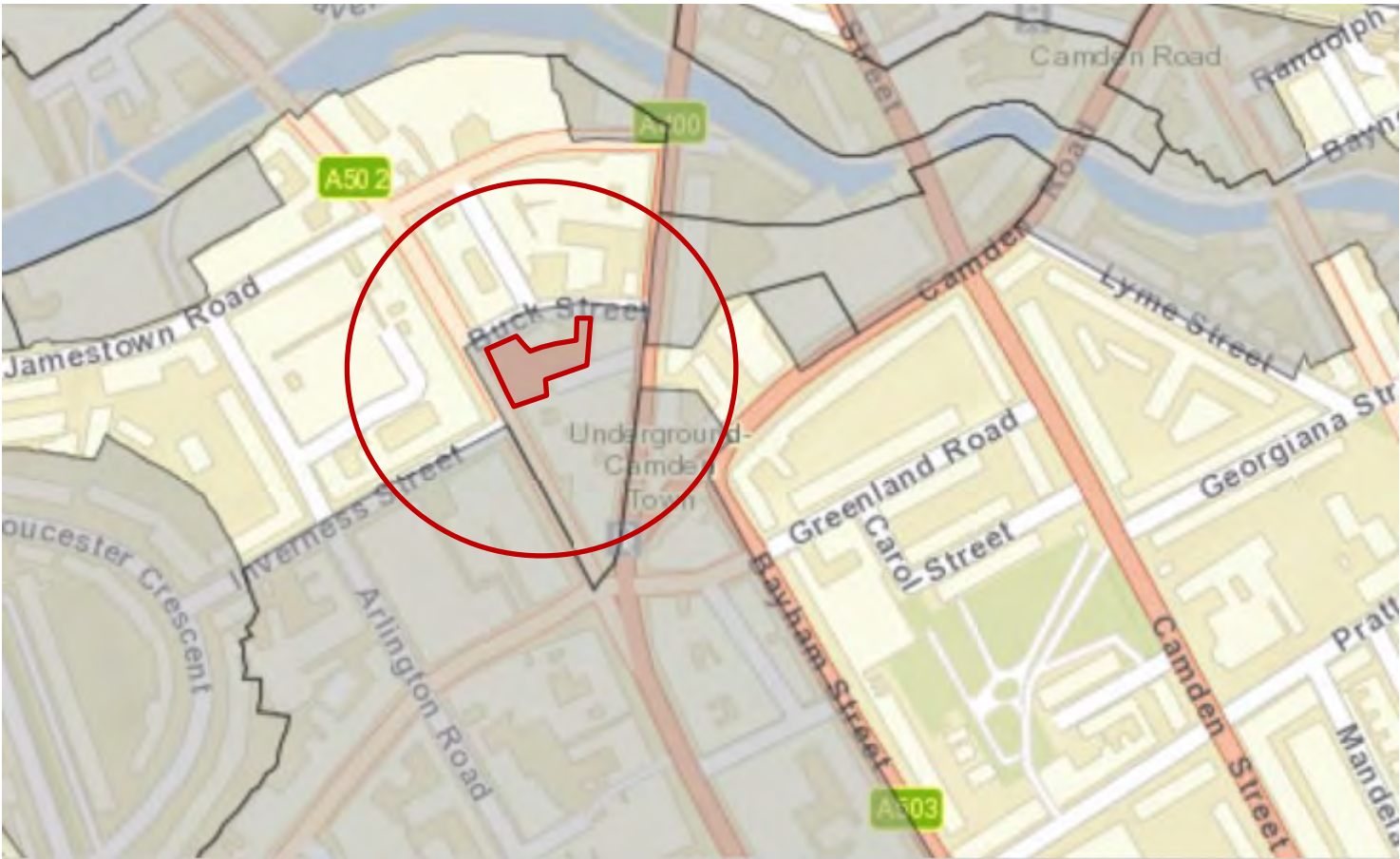


Figure 1—Site Location marked in red, conservation areas shaded.



Figure 2—Heritage Asset Mapping showing listed buildings marked with blue triangles (Historic England)

8. In accordance with the requirements of Paragraph 128 of the National Planning Policy Framework (NPPF) (2012), this statement describes the significance of the designated heritage assets potentially affected by the proposed development.
9. The identified assets are detailed in full in this report alongside an assessment of their significance, setting and any contribution of the application site. The heritage assets capable of being affected by the proposed development assessed as part of this Heritage Statement include:
 - The Camden Town Conservation Area
 - The Regents Canal Conservation Area
 - Church of St Michael (Grade II)
 - War Memorial at Church of St Michael (Grade II)
 - Arlington House (Grade II)
 - The Elephant House (Grade II)
 - Nearby Locally Listed Buildings (see page 16 for full list)

Purpose of the Study

10. The purpose of this document is to assist with the determination of the application by informing the decision takers on the effects of development on the historic built environment. Value judgements on the significance of the heritage assets affected are presented and the effects of the proposals upon that significance are appraised. The heritage assets affected have been observed and assessed by the author following site visits made in June 2018.
11. Specifically, this report assesses the effect on the significance and setting of the heritage assets and **significance of the conservation area as a result of the site’s redevelopment. Particular regard is given** to the provisions of the Planning (Listed Building and Conservation Areas) Act, 1990. The report also sets out how the proposal complies with the guidance and policy of the NPPF and local planning policy which is set out in the following section.

Key Issues

12. Key heritage issues arising from the proposed development include:
 - The effects upon the significance of Camden Town Conservation Area as a designated heritage asset;

PLANNING POLICY

13. The decision maker is required by section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 to pay special attention to the desirability of preserving the character or appearance of a conservation area. There is a strong presumption against the grant of permission for development that would harm the character or appearance of a conservation area, though the presumption will plainly be lessened if the harm is less than substantial within the meaning in the National Planning Policy Framework (NPPF) as is explained further below.
14. The decision maker is further required by section 66(1) of the Act to have special regard to the desirability of preserving a listed building or its setting or any features of special architectural or historic interest which it possesses.
15. Harm is defined by Historic England as change which erodes the significance of a heritage asset.

National Planning Policy Framework

16. The National Planning Policy Framework is a key part of the Government's reforms to make the planning system less complex and more accessible. Consultation is currently being undertaken for a revised version of this document (as of March 2018) but this has yet to be adopted. Chapter 16 of this new version contains policies relating to heritage. The policies below relate to the existing framework and references the existing document paragraph numbers.
17. Section 12 of the NPPF deals with conserving and enhancing the historic environment, in paragraphs 126 to 141. The NPPF places much emphasis on heritage “significance”, defined in Annex 2 of the NPPF as:

"The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset’s physical presence, but also from its setting."
18. The effects of any development on a heritage asset therefore need to be assessed against the four components of its heritage significance: its archaeological, architectural artistic or historic interest.
19. Paragraph 128 of the NPPF requires applicants to describe the significance of any heritage assets affected by a proposal to a proportionate level of detail.
20. Paragraph 129 states that it is “the particular significance of any heritage asset” that should be taken into account when considering the impact of a proposal on a heritage asset.

21. Paragraph 132 applies specifically to designated heritage assets. It states that great weight should be given to their conservation and it requires a proportionate approach (i.e. the more important the asset, the greater the weight attached to its conservation).
22. Conservation (for heritage policy) is defined in Annex 2 of the NPPF:

"The process of maintaining and managing change to a heritage asset in a way that sustains and, where appropriate, enhances its significance."
23. The importance and relevance of this definition is that it does not suggest conservation to be the same as preservation. Indeed, what sets conservation apart is that there is an emphasis on proactively maintaining and managing change, not a reactive approach to resisting it. In its simplest interpretation conservation could amount to a change that at least sustains the significance of a heritage asset.
24. Paragraph 133 deals with substantial harm to, or total loss of, significance of a designated heritage asset. In cases of substantial harm or total loss of significance, applications should be refused unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefit that outweighs that harm or loss. Paragraph 134 deals with cases of less than substantial harm and notes that any such harm should be weighed against the public benefits of the proposal. Heritage protection and the conservation of heritage assets are recognised as being beneficial to the public.

London Plan

25. The London Plan provides a city-wide context within which individual boroughs must set their local planning policies. A draft new London Plan has been published but this is still emerging. Existing policies of relevance to the historic environment include:
26. **Policy 7.4 – Local Character:** Buildings, streets and open spaces should provide a high-quality design response that (i) has regard to pattern and grain of existing spaces, (ii) contributes to positive relationships between urban and natural landscapes, (iii) is human in scale, (iv) allows positively contributing buildings to influence the future character, and (v) is informed by the surrounding historic environment.
27. **Policy 7.8 – Heritage Assets and Archaeology:** This policy seeks to safeguard heritage assets. The policy encourages development that (i) identifies, values, conserves, restores, re-uses and

incorporates heritage assets, where appropriate, and (ii) that conserves heritage assets and their setting.

Local Heritage Policy

28. The London Borough of Camden assesses planning applications against the policy set out in the Local Plan (2017). The following policies are relevant to this application:
29. **Policy D1 Design** states the council will seek high quality design in development. This will need to respect local character and context, preserve or enhance the historic environment, be sustainable, utilise high quality detail and materials, integrate with the surrounding streets and spaces, be inclusive, promote health, be secure, respond to natural features, incorporate landscaping and amenity space, preserve local and strategic views and carefully integrate building services equipment.
30. **Policy D2 Heritage** says: *'The Council will preserve and, where appropriate, enhance Camden's rich and diverse heritage assets and their settings, including conservation areas, listed buildings, archaeological remains, scheduled ancient monuments and historic parks and gardens and locally listed heritage assets.'*
31. This policy goes on to state that the council will not allow substantial harm to be caused to a designated heritage asset unless the nature of the asset prevents any other use, no viable use for the asset can be found, conservation by grant funding is not possible or the harm is outweighed by the benefit of bringing the site back into use.
32. Further the council will require development in conservation areas to preserve or where feasible enhance the character and appearance of the conservation area. LB Camden will resist the loss or total demolition of unlisted buildings that makes a positive contribution to the character and appearance of the conservation area, resist development outside of the conservation area that could harm its character and appearance and preserve trees or garden space that contributes to its significance.
33. With regards to listed buildings this policy states that the total loss or substantial demolition of a listed building will be resisted, that changes which would cause harm to the special architectural or historic interest of the building will also be resisted and that development that would cause harm to the significance of a listed building by a change to its setting will also be resisted.

UNDERSTANDING THE SITE

34. In order to inform the assessment of significance in relation to the heritage assets some relevant historical background is set out in the following section.

Development of the Area

South of Dewsbury Terrace

35. The southern section of the study area is in the vicinity of the oldest part of Camden Town. By the mid-18th century it seems to have been little developed, with the few buildings including the Mother Black Cap alehouse on the site of the later Camden Town underground station. In ca. 1848-1855, *King’s Kentish Town Panorama* depicted the area as incorporating a pound, the parish stocks, an engine house (on the site of the later HSBC bank) and, behind, Old St Pancras Workhouse and chapel. The Mother Black Cap itself subsequently became the parish workhouse.

36. The former workhouse site and probably some surrounding land was sold at auction in 1817. Union Terrace, on its north side, was then first rated in 1818. The status of this terrace rapidly declined

over the following decades, and in 1889 it was categorised within the second poorest category on **Booth’s Poverty Map of London**. The terrace was renamed Dewsbury Terrace in 1908.

37. **Brown’s Dairy** (present by 1822) and some terraced housing built in the 1870s were demolished in 1903 to make way for Camden Town underground station. Designed by Leslie B. Green, the station was formally opened in 1907. **Brown’s Dairy** itself was replaced by a bank; the latter’s Edwardian building was later replaced after World War II bombing. Other buildings in the area, including the station and 178-182 Camden High Street, were also badly damaged by bombing.

38. Located at Camden High Street to the north of Camden Town underground station, the premises later known as the Electric Ballroom began ca. 1938 as a venue for ballroom dancing. It was an Irish club during the 1950s, and later popular for punk: performers have included the country singer Jim Reeves, Sid Vicious and the Gallagher brothers.

North of Dewsbury Terrace

39. The area northwards from Dewsbury Terrace historically formed part of the Hawley-Buck Estate. From north to south, this estate stretched from approximately the Prince of Wales Road to Dewsbury Terrace (formerly Union Terrace), and from east to west from Kentish Town Road to



Figure 3 - Insurance plan 1894



Figure 4 - OS London 1:1,056 - Sheet VII.12 1895



Figure 5 - OS Map 1951

Camden High Street (formerly Hampstead Road). In 1761 the land, comprising 40 acres of meadowland, was held by Dr James Hawley. Part of the area was turned into picturesque gardens by his descendent and partner in 1815. From 1835 their descendants, Sir Joseph Henry Hawley, George Stucley Buck and Lewis William Buck, leased the land for building, and by the 1840s the triangle of land on the south side of the canal had been developed.

40. Around the mid-19th century, the area appears to have been largely residential. Buck Street was initially a residential street, developed from 1841. Stucley Place was laid out as a mews street serving Stucley Terrace, 202-224 Camden High Street. The OS map surveyed in 1870 additionally indicates terraced housing on much of Stanley Crescent, as well as terraced properties with larger gardens on the west side of Kentish Town Road, between Hawley Crescent and Buck Street.
41. By 1894-5 a school, replacing some housing and curtailing a large number of gardens, stretched from Hawley Crescent to Buck Street. It was bordered to its west by a piano manufactory. The majority of the terraced housing on the west side of Kentish Town Road, between Hawley Crescent and Buck Street, seems to have been replaced by undeveloped land by ca. 1934. By 1962 further housing in this area, on the east side of Stucley Place, had been replaced by a factory. By 1974 the terraced properties on the south side of Hawley Crescent had also gone (according to OS mapping, later redeveloped between 1985 and 1996), whilst the north part of the school site had been replaced by structures including a depot.

Detailed history: site south of Buck Street

42. As described above this site formed part of the Hawley-Buck Estate, which was leased for development from 1835. Buck Street itself was built up from 1841 onwards. It is labelled Hartland Place on a map of 1849.

Trinity United Reformed Church

44. The plot now occupied by Trinity United Reformed Church was formerly inhabited by the ‘fire and brimstone’ Congregational Ebenezer Chapel. This opened in 1835, built by Thomas William Gittens, an upholsterer. The building, according to a description of 1853, was built using plans prepared by the surveyor, with space to incorporate galleries if they became needed, and an ‘extremely plain’ appearance. It first accommodated 320 people, before later being extended to house nearly 1,000. The Vestry Hall was used for lectures during the late 1850s.

45. After the Ebenezer Chapel closed in 1874, it was purchased by the Presbyterians and renamed Trinity Church. OS mapping indicates that its footprint altered little between ca. 1870 and ca. 1895, though by the latter date the plot on its south side appears to have been cleared.
46. By 1908, part of the ceiling of the old church had fallen in. Drainage plans submitted by the architect J. A. Macdonald in 1908 relate to the ‘Proposed New Trinity Presby[teria]n Church’, and show the church proper in the centre of the site, with a choir at what appears to be the south end and gallery at the north end (the ‘N’ orientation on the plan does not appear correct). On the Kentish Town Road side, this is flanked by a structure of at least two storeys, chiefly comprising a class and tea room and a boys class room on the ground floor, with a club room and WC above. On what seems to be the west side of the church the buildings may have been single storey, with a girls class room, infants class room and vestry on the ground floor, and flat roofs above.
47. However, as executed the new building appears to have been designed by George Lethbridge (d. ca. 1924), the Presbytery Architect. Lethbridge had been articled to W. H. Reid at Plymouth, before working in London for over 50 years: works by Lethbridge include the Gothic style Presbyterian Church at Redhill and the Presbyterian Mission Church at Somers Town; 18 Park Lane; and Hornsey Cottage Hospital.
48. A drainage plan of 1909 signed by George Lethbridge F.R.I.B.A. and T. ?Drapier ?Garden E.C., apparently showing the ground floor, differs from that of 1908 in some respects, for instance showing a straight instead of canted window in the northwest classroom, and a different arrangement of the southwest corner of the plot, with a kitchen and vestry flanking Dewsbury Terrace. The 1909 drawing additionally incorporates a section showing the site from the west. The classrooms are depicted as single storey structures, apparently with pitched roofs, behind which can be seen five windows in the side wall of the church, a pair of arched four-light windows in the church roof, and a feature resembling a lantern on the apex of the church roof.
49. This seems to be reflected in the OS map of 1913-16, which suggests that by this time the church was no longer partly set back from but abutted Buck Street, and now extended southwards as far as Dewsbury Terrace.
50. A subsequent plan of 1935 labelled Nursery School, showing the area west of the church proper, largely corresponds with the 1909 plan. It also corresponds with an undated plan of the Nursery

School by T. P. Figgis R.I.B.A., relating to a proposed roof play ground above the buildings on this part of the site. The Nursery School seems to have opened in 1933; the roof playground was in use by 1935.

51. In 1959 the interior of the church was re-floored and the exterior was cleaned.
52. As an organisation, the Presbyterian Church merged with the Congregational Church in 1972, becoming the United Reformed Church. Around the 1990s-2000s, the architect Terry Dacombe was asked for plans for redesigning and refurbishing the church interior, and incorporating provisions such as counselling rooms and a café space. However, with the exception of a new entrance and the counselling rooms, the plans were postponed after London Underground Limited announced a redevelopment of Camden Town station which would probably include demolition of the church. London Underground subsequently proposed a revised scheme with a replacement church building on a small site.
53. The church was given a new entrance with glass doors in 2003. At that time community uses included the use by the Chinese Community Centre of the church room to the west as a nursery.

190 Camden High Street and 10-11 Dewsbury Terrace

54. A building and garden may have occupied this site in 1801. Dewsbury Terrace (then called Union Terrace) was then first rated in 1818. A map of 1834 shows the whole of the south side of the terrace as developed by this time.
55. By ca. 1870, 10 and 11 Dewsbury Terrace comprised terraced houses with rear offshoots. Around 1939, 190 Camden High Street incorporated a shop whilst 10 and 11 Dewsbury Terrace were dwellings. All were damaged during World War II bombing; 190 appears to have suffered minor blast damage, whilst 10-11 Dewsbury Terrace were recorded as damaged beyond repair.
56. OS maps from the late 1960s to the 1990s depict 190 Camden High Street and 11 Dewsbury Terrace as one property, adjoined to the east by 10 Dewsbury Terrace. The latter appears to have been extended southwards between ca. 1948 and 1969.
57. Though Buck Street was built up from 1841, as seen above, the site later occupied by Head House appears mostly vacant on a map of 1849. However, by the time of the first edition OS map surveyed in 1870, the central portion of the south side of Buck Street comprised four terraced houses with small rear projections and rear yards; the terrace seems to have been called Hartland Place South. The layout of the terrace was largely the same by 1934. By ca. 1939, no. 6 was in use as a shop.

58. In common with other buildings in the area, in 1940 Hartland Place South fell victim to damage from World War II bombing. The terrace was replaced by buildings forming an entrance to a World War II deep shelter beneath Camden Town underground station. The shelter, which had two tunnels 150 feet apart providing space for 8000 people, as well as lavatories, bunks and medical facilities, was completed towards the end of 1942. A drainage plan of 1942, labelled Public Record Office shelter tunnel, survives from this time. It was only used as a public shelter from July to October 1944. The footprint of its main building on Buck Street, rounded with projections, and a squared end to the southwest, appears to have altered little between the 1960s and 1990s. By 2002 the former deep shelter provided shelving for document storage.

Development of the Application Site

Buck Street Market (also known as Union Street Market and Camden Market)

59. The plots now forming Buck Street Market’s frontage onto Camden High Street may have been developed by Thomas William Gowing as 1-4 Stucley Terrace between ca. 1834 and 1849. With the possible exception of a structure towards its west end, the north side of Dewsbury Terrace (then Union Terrace) also seems to have been built up during this time. The OS map of 1870 shows primarily rectangular structures oriented east-west occupying the later Buck Street Market site. Some open spaces, probably yards, are also depicted, particularly towards the east of the current market site.



HERITAGE SIGNIFICANCE AND TOWNSCAPE

65. It is recognised that not all parts of a heritage asset will necessarily be of equal significance. In some cases certain elements could accommodate change without affecting the significance of the asset. **Change is only considered harmful if it erodes an asset’s significance. Understanding the significance** of any heritage assets affected and any contribution made by their setting (paragraph 128, NPPF 2012) is therefore fundamental to understanding the scope for and acceptability of change.
66. An assessment of the significance of the identified heritage assets and the contribution the application site makes to this significance is provided below. In accordance with paragraph 128 of the NPPF the descriptions are proportionate to the assets’ significance and are sufficient to understand the nature of any impact the proposals may have upon that significance.

Camden Town Conservation Area

67. The Camden Town Conservation area was first designated in 1986, with the boundary altered in 1997 to include the small area south of Buck Street in which rests the site, and areas east of Camden High Street as far as Bayham Street. The conservation area is largely centred on Camden High Street between two main junctions; Britannia Junction at the crossroads of Camden High Street, Kentish Town Road, Parkway and Camden Road in the north, and the junction at Mornington Crescent where Hampstead road meets Camden High Street and Crowndale Road in the south. To the west the conservation area is made up on a large number of listed Early to Mid 19th Century terraces (Figure 6).
68. The conservation area has a predominantly 19th century character of rows of terraces behind a central high street. The Camden Town Conservation Area Appraisal identified the majority of the buildings to make a positive contribution to the character of the conservation area with some exceptions along Camden High Street. A key focal point area near the application site is located at the northern crossroads of Camden High Street and Kentish Town Road.
69. The conservation area is divided into two character sub areas. Sub Area 1 is recognised as a commercial area primarily along Camden High Street and Parkway, which extends to the neighbouring streets; Kentish Town Road, Camden Road. Sub area 2 is largely recognised as the residential terraces constructed in the years between 1820-1850 to the west.
70. The most distinctive and busiest commercial area is north from Camden Town Station along Camden High Street, towards Regents Canal. This is a vibrant shopping street benefitting from a large degree of public engagement through engaging and colourful shop design, the area is popular with tourists attracted by the alternative shops, street art and lively atmosphere. The brightly coloured flat fronted

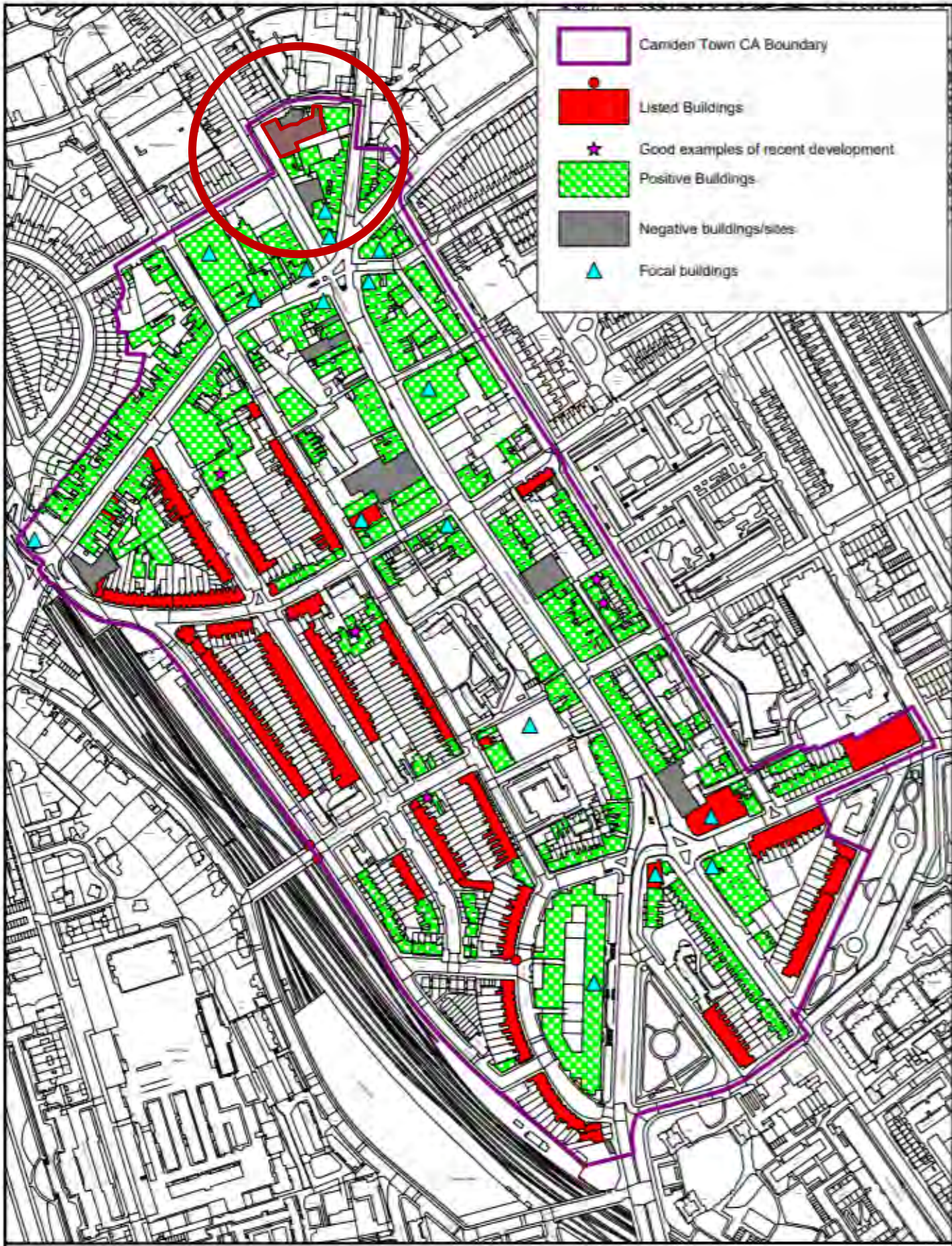


Figure 6 - Camden Town Conservation Area Townscape Appraisal Map (Camden Council)

terraces along Camden High Street are a range of ages from around 1850 onwards but appear largely 19th Century in character they are a unique feature in London and are widely recognisable. The area is often photographed with a large quantity of murals, street art, attention grabbing shop fronts and street entertainment.

71. Travelling south the buildings of the conservation area on Camden High Street have more of the characteristics of a typical high street, the buildings at Britannia junction have a landmark quality at each intersection and feature large Edwardian red brick parades with decorative gables alongside the classical forms of corner site banks. The commercial sites primarily along Camden High Street often still retain the cobbled mews to the rear which still occupy a commercial function and can be seen along Bayham Street. The imposing nature of the buildings along Camden High Street offer a juxtaposition to the close quarters of the market area in the north, most evident at the junction of Mornington Crescent Station with the area continuing the high street character from Britannia Junction. The Camden Palace Theatre or Koko (Grade: II List UID: 1272425) has a significant landmark presence as does Mornington Crescent Tube Station (Grade: II List UID: 1378713).
72. Much of the significance of the conservation area lies in its alternative and eclectic character, many of the signs of the independent shops become the architecture of the area and offer a visitor a shopping experience that is unique to Camden. Significance is further derived from the high quality of the nearby terraces and the more monumental architectural quality of the lower high street.



Figure 7 - Camden High Street, Looking North, Site Visit June 2018



Figure 8 - Camden High Street Looking South, Site Visit June 2018



Figure 9 - The Camden Palace Theatre, Site Visit June 2018



Figure 10 - Albert Street Camden, 2018



Figure 11 - Inverness Street Camden, Site Visit June 2018

Regents Canal Conservation Area

75. The Regent's Canal Conservation Area was first designated in 1974, and expanded in 1981, 1983, 1984, 1985 and 2004. It currently traces the line of the canal from the Roundhouse near Chalk Farm Underground Station to Kings Cross St Pancreas, it has been expanded include buildings which illustrate the former use of the canal and railway. The public realm in this area still retains many features which further contribute to the character of the area.
76. The conservation area has been divided into 3 Sub Areas: Camden Lock, Kentish Town Bridge to **Gray's Inn Road Bridge**, and around **Kings Cross**. **The canal has a large quantity of listed buildings** and most of the buildings within the conservation area have been identified by the current conservation area appraisal as making a positive contribution to the character and interest of the conservation area (Figure 12).
77. Work began on the Camden Town section of the canal in October 1812 and the waterway that stretched between Paddington and King Cross was completed in 1820. It was named for the Prince Regent, and was linked to the wider network across Britain. Prior to World War I the canal carried over a million tons of goods into London each year. The canal system was in decline during the interwar years replaced by the railway. Commercial usage of the Regents Canal eventually ceased around 1960. The canal has since developed a use for leisure activities and remains an important feature of the local landscape.
78. Significance is derived from the buildings and industrial features that indicate the historic use of the area and its former canal related commercial activities. Buildings along the length of the canal within the conservation area vary considerably in style, form, materiality, age and function from the residential terraces in the surrounding streets. The buildings along the canal path are orientated towards the use of the canal and the railway lines as the primary thoroughfares. The area has a high degree of historic industrial use and this is reflected in the large degree of surviving archaeology that illustrates the relationship between the canal, the railway and Camden during the mid 19th century.
79. The area towards Regents Canal retains clear elements such as buildings, bridges and industrial features that allow interpretation of its historical commercial use and these contribute to its character, sense of place and historic significance.

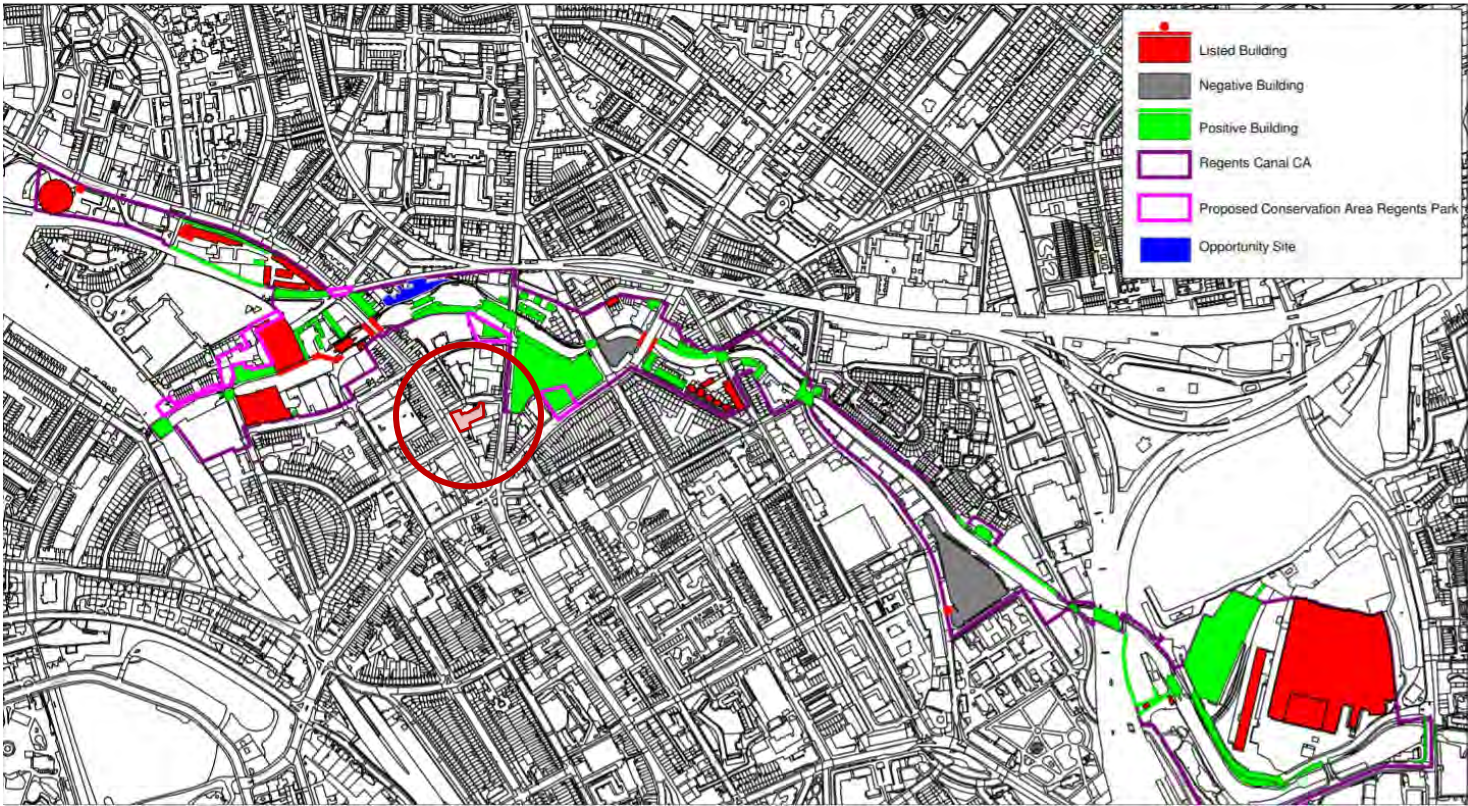


Figure 12 - Regent Canal Conservation Area Townscape Appraisal Map (Camden Council)

Listed Buildings

80. This section provides the list description for adjacent listed buildings in the area (Figure 13). The Church of St Michael (Grade II*) is located to the east of the site, views between the site and the church are blocked by the modern development, residential blocks, and car park to the rear of 17-21 Camden Road. Views of the Church are best appreciated from the top of Bayham Street looking up Camden Road. Views of the War memorial are only possible from within the churchyard or immediately sited at the front entrance of the church on Camden Road.

Church of St Michael, Camden Road, Grade II*, 1244156

Church. Nave & aisles 1880-1, chancel 1893-4 by GF Bodley and T Garner. Vestries added 1908. Yellow stock brick with stone dressings; tiled roof. 7-bay aisled nave with clerestory and sanctuary. Decorated Gothic style. North-south orientated. EXTERIOR: entrance on (liturgical) north facade, where tower originally intended. Liturgical west end fronting road with pointed 5-light traceried window above which a belfry in the gable apex; stone and brick bands flanking window and clasping buttresses at angles. Flanking aisle ends with pointed 2-light traceried windows, right hand with ogee doorway and hood-mould. Flying buttresses over aisles, above which a pointed 3-light traceried window to each bay. Projecting vestries at (liturgical) south-east corner. INTERIOR: of stone with continuous, stenciled waggon roof to nave and chancel, vaulted above north chapel, from liturgical east to west broken by stone arches (necessitating the external flying buttresses). 5-bay nave with aisles, 3-bay chancel with shorter north chapel, south chancel aisle filled by organ and passage to vestries. No chancel arch, a manner much preferred by Bodley in his later churches. Chancel retains altar from 1880-1, reredos bears stencil work from 1880-1 and a later (probably 1939) decorative scheme of Christ in Majesty, set on Bodley's favourite marble steps; sedilia on south wall. Brass in chancel floor to Edward Bainbridge Reynolds (1844-1907), founding incumbent, 1908. Parclose screen between chancel and chapel of 1893-4, filled with stone tracery to Bodley's design in 1898. Chapel with Easter sepulchre having gilded canopy and hanging lamp, altar and reredos with marble panels. Organ in south aisle purchased 1932. The church given dado panelling to Bodley's characteristic design in 1893-4; this links the new and old work. Reading desk (undated) and pulpit (1910) on line of chancel steps. Statue of St Michael, 1939. Floor is several steps below the level of Camden Road, with stone flags to aisles. Vestries in more perpendicular style. Clergy vestry panelled with vestment chests. The choir vestry simpler - retained estry chest at time of listing, but now no longer in situ. HISTORICAL NOTE: the "beauty of proportion and whiteness" of the interior determined the young Ninian Comper (later a pupil of Bodley) to become an architect. An intended massive tower was never built. Listed grade II for interior.*

War Memorial at the Church of St Michael, Camden Road, Grade II, 1431860

*The First World War Memorial at St Michael's Church, Camden Town, of 1920, is listed at Grade II for the following principal reasons: * Historic interest: as an eloquent witness to the tragic*

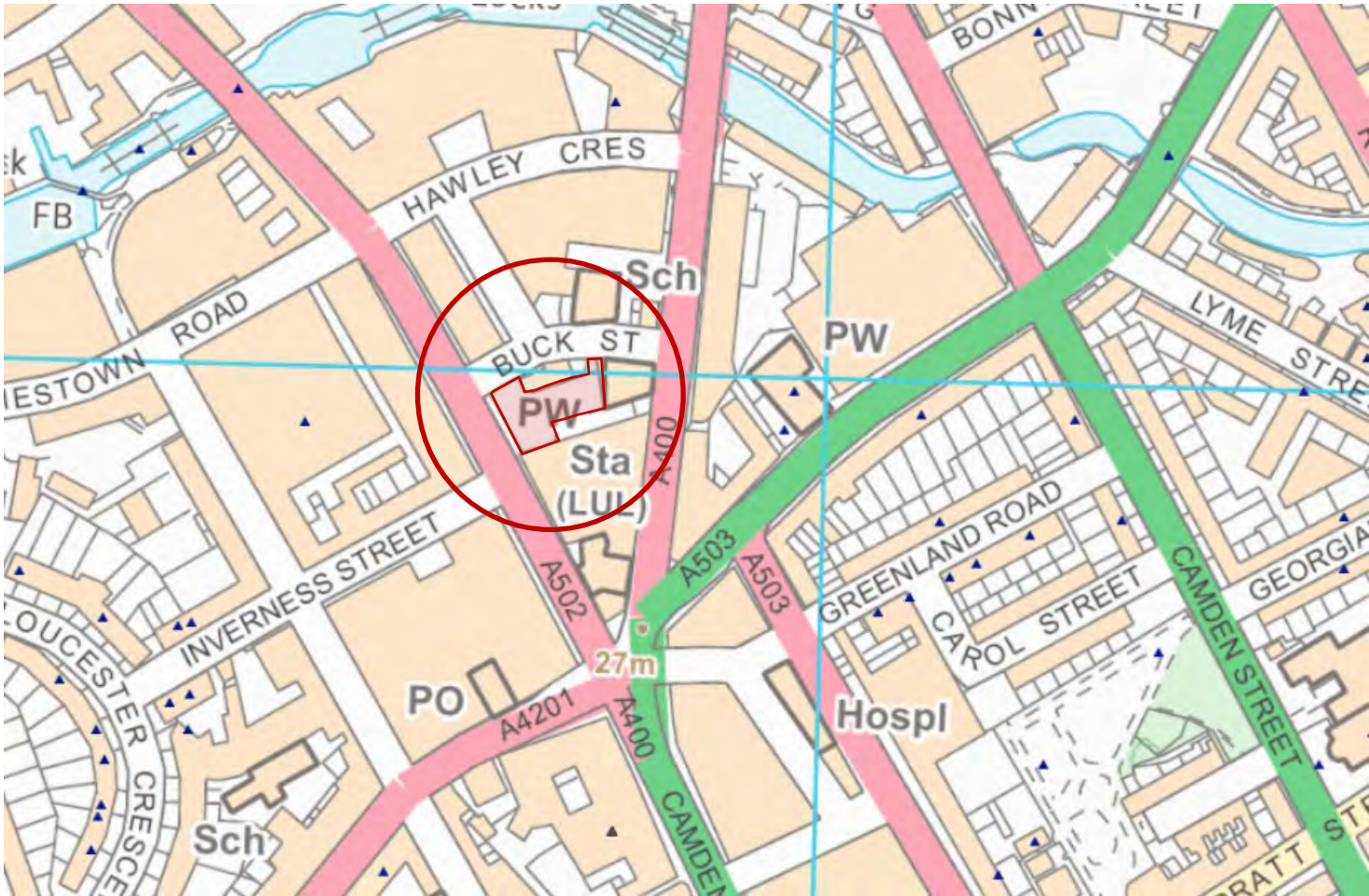


Figure 13 - Historic England Map, site highlighted in red, Listed Buildings marked in blue



Figure 14 - St Michaels Church, Camden, Site Visit June 2018



Figure 15 - St Michaels Church War Memorial, June 2018

The Elephant House including former coopers' building. boundary walls and gate piers, Grade II, 1393130

*The Elephant House and the adjoining coopers' building, boundary walls and gate piers are designated for listing for the following principal reasons: * special architectural interest of the Elephant House's rhythmic curved elevations with giant order pilasters, good quality brickwork, and cheerful details including decorative panels of brick and terracotta; * even the elevation to the yard and the cooper's building, which lack the exuberance of the public frontages, are well crafted and detailed * the buildings were designed by the pre-eminent architect of ornamental breweries, William Bradford, who often included features which served as an advert for the brewery's products, in this case Elephant's Head Pale Ale; * increasingly rare surviving industrial complex in the inner-city and alongside London's early-C19 Regent's Canal.*

81. The significance of The Elephant House is derived from its special architectural interest, its name derives from an the elephants head emblem of the brewery displayed in stone over the entrance. It was granted Grade II Listed Status in 2009 for its architectural merit and connection to the industrial use of Regents Canal.
82. The Elephant House and its ancillary structures are located to the north of the site, views between the site are blocked by a large scale residential development with frontage onto Hawley Crescent. The proposed development of Buck Street Market will have no adverse effects on the significance of the former brewery through change to its setting. Views of the buildings are best appreciated from the street at its frontage on Hawley Street.



Figure 16 - The Elephant House, Looking North East, Site Visit June 2018



Figure 17 - The Elephant House, Hawley Crescent frontage, Site Visit June 2018

Arlington House (Former Camden Town Rowton House, Grade: II, 1396420

*Arlington House, formerly the Camden Town Rowton House opened in 1905, was recommended for listing at Grade II for the following principal reasons: * Architectural: an imposing landmark of a thoughtful design with richly detailed terra cotta dressings and distinctive roofscape; its scale and attention to detail reflect both its function and the idealism of its origins. * Historical: the last and largest of London's well-known Rowton Houses, built to provide accommodation for single men in the late C19 and early C20. Its origins and development through the C20 illustrate a little-recognised aspect of working-class history. * State of external preservation: the best-preserved of London's Rowton Houses, representing Measures' recognisable Rowton House design. Recent restoration work has further revealed the quality of its elevational treatment. The interior is now much altered to suit modern requirements, but the plan and character of the arched corridors survives. * Comparative quality and significance: it matches the interest of one other former men's hostel designed by Measures in Birmingham (Grade II), the two listed LCC men's hostels of the period (Carrington House and Bruce House, both Grade II) and the listed women's equivalent, Ada Lewis Women's Lodging House (Grade II).*

82. The significance of Arlington House is derived from the buildings architectural merit, historic and artistic interest. the building is the last of the Rowton Houses to be built, as the largest of its kind. it housed over 1200 tenants which offered accommodation for destitute and vulnerable tenants. The building still maintains a social function today and has a large volume of units accommodating the homeless and individuals on low income. The building has an artistic interest as a hostel visited and written about by George Orwell. It was the residence of Irish poet Brendan Behan and features in songs by Madness and The Pogues. Architectural interest is expressed through the large Victorian façade, noteworthy entrance portal, and spires visible from the nearby streets, in addition to the legibility of the building as a Rowton House. The building was largely remodelled in 2010 and features two striking additions to its wings.



Figure 18 - Arlington House, Site Visit June 2018

Locally Listed Buildings

83. Individual buildings and clusters that exhibit *architectural merit, sense of place and local distinctiveness or civic pride* have been identified within the Camden's Local List, updated 2015. the area assessment combines the areas of Camden Town and Primrose Hill (Figure 17). The scape of this report covers buildings within the vicinity of the application site, additional the locally listed buildings located at 116-134 Bayham Street has also been considered within this assessment. The non designated heritage assets capable of being affected by the proposed development assessed as part of this Heritage Statement include:

- The Bucks Head
- 8-16 Camden Road
- 136-140 & 146-152 Bayham Street
- Carol Street
- The Elephant’s Head, 224 Camden High Street
- The Oxford Arms, 265 Camden High Street

The Bucks Head

84. The Buck’s Head (Ref: 456) is located at 202 Camden High Street, it lies opposite the application site to the north on the corner of Buck Street. Camden Council Local listing describes the public house as;

Mid 19th century public house on corner of Camden High street and Buck Street which provides a visual termination to the contemporary terrace to its north and emphasis to the corner. Stone frontage with pilasters which include brackets in the shape of bucks’ heads; Victorian street numbering above former corner entrance, and brewery name panel at first floor level add interest to the building’s plain yet high quality design.

85. The Bucks Head is recorded within the Post Office Directory in 1859 and recorded in the census data in 1861, as located at 5 Stucley Terrace or near the junction with Buck Street. The building likely dates to around c1820 and coincides with the completion of the Regents Canal and the rapid pace of development in Camden occurring in the early 19th Century.

86. The significance of the building is recognised through its contribution to the townscape and through its architectural merit. The bucks head carries architectural interest as a mid 19th Century Public



Figure 19 - Camden Town and Primrose Hill—Location of Locally Listed Buildings and Clusters



Figure 20 - The Bucks Head elevation, Site Visit June 2018



Figure 21 - The Bucks Head frontage, Site Visit June 2018

8-16 Camden Road

87. Located to the south west, 8 – 16 Camden Road (Ref: 449) is a row of 19th Century terraces which are typical for this area of London. Views are not possible between this terrace and application site. The significance of the terrace at 8-16 Camden Road is primarily derived through it's architectural merit and its contribution to the character of the local townscape, the buildings are connected in height, style, period and fenestrative order with those building further down Camden Road, which have been designated by Historic England for their special interest at numbers 18-62. The local list description details the buildings as;

Terrace of 5 terraced houses in stock brick with rusticated stucco at ground floor and railings around basement area. Connect visually and physically to a listed terrace of houses of similar design and scale. The terrace retains stucco architraves to windows, and timber sliding sashes -round headed at ground floor. No. 16 contains a gated carriage entrance at ground floor which historically gave access to a building at the rear of the plot; no. 8 forms the corner with Bayham Street and is rendered with a fine iron balcony at first floor level.

136-140 & 146-152 Bayham Street

88. Located to the southwest of the site the buildings at the northern end of Bayham Street (Ref 442) views between the application site and Bayham Street are not possible. The significance of the small terrace is derived from their architectural and townscape value.

Two short stretches of fine and well preserved early 19th century (c1820) terraced houses on the east side of the street. Last vestiges of a terrace which originally extended from Greenland Street to St Martin's Almshouses, they are the westernmost expression of a wider townscape of relatively intact 19th century terraces, and are important in providing some residential and architectural consistency to an otherwise rather fractured streetscape.

Carol Street

89. The buildings around Carol Street (Ref 443) have no line of sight towards the application site. The area around Greenland Road and Carol Street and the north of Bayham Street, is different in character to the busy nearby shopping streets and has a more quiet and residential quality. Significance for the buildings clustered around this location is derived from their architectural merit and townscape value, the terraces here are largely intact and maintain an architectural consistency of mid 19th century terraces. These buildings play an important role in the townscape with similar age, materiality, style and fenestration which adds a continuity to the residential architecture in the area.



Figure 22 - 8-16 Camden Road



Figure 23 - Bayham Street



Figure 24 - Greenland Road



Figure 25 - Bayham Street



Figure 26 - Carol Street



Figure 27 - 116-134 Bayham Street

Almost intact mid 19th century terraced street with former pub at eastern end. (A small number of houses removed early 20th century for light industrial works at western end). High quality residential architecture and a very pleasing townscape created by the intactness of the group and its unaltered roofline. Rear of south side visible from St Martin’s gardens where substantial and innovative later 20th century rear extensions carried out to the entire terrace add architectural interest to this view.

116-134 Bayham Street

90. No views are possible between the building at 116—134 Bayham Street (Ref 441) and the application site. The building has a significance presence on Bayham street contributing to the architectural mix of the area as a 20th century building but with strong architectural quality. The building is striking, illustrative of its period and its design is a deliberate statement to form a standalone composition while referential to its setting.

Mid 20th century light industrial building with strong horizontal emphasis and streamlined design and detailing. End bays relate well to terraced housing on either side. (Railings to street and siting of waste bins detract from the setting of the building).

The Elephant’s Head, 224 Camden High Street

91. Located to the north of the application site the Elephants Head (Ref: 457) is named for the nearby brewery (Grade II) (Figure) which formerly produced Elephants Head ale. Camden Council Local listing describes the public house as;

Mid 19th century public house on the corner of Camden High Street and Hawley Crescent which provides a visual termination to the contemporary terrace to its south and emphasises the corner. Tiled shopfront (which extends full length of side property on Hawley Crescent) with curved window to corner, dentil cornice to windows and parapet.

92. The Significance of The Elephants Head Public House is derived from its architectural, townscape and social significance. It architectural merit is largely limited to its external form and appearance, the building is clad on the ground floor in a glazed tile which while common in public houses and indicative of the buildings social function. The building has a degree of social significance as a meeting place. The building plays a noteworthy role in the high street, particularly evident through its dialogue with the Oxford Arms opposite.

The Oxford Arms, 265 Camden High Street

93. Located to the north of the application site opposite the Elephants Head on Camden High Street, The Oxford Arms (Ref: 458) Camden Council Local listing describes the public house as;



Figure 28—The Elephants Head, Site Visit June 2018



Figure 29 - The Elephants Head side elevation, Site Visit June 2018



Figure 30 - The Oxford Arms, Site Visit June 2018



Figure 31 - The Oxford Arms frontage, Site Visit June 2018

Late 19th century public house on corner of Camden High Street and Jamestown Road which provides a visual termination to the contemporary terrace to its south and emphasises the corner. Red brick with panels of terracotta decoration and timber shopfront. Corner given prominence at roof level with chimneys, stone relief coat of arms and pediments. Decorative iron balustrade at first floor.

94. The significance of the Oxford Arms can primarily read through its architectural merit, townscape value and social value. Its materials, composition, fenestrative patterns and detailing, particularly at ground floor are illustrative of the period and it carries architectural detailing that is indicative of its use as a public house, including detailing above the saloon bar entrance and ornate timber framed windows.

Hawley Infant School, Buck Street

95. Hawley Infants School (Ref459) is located to the immediate north of the application site, the building is no longer in use as a school. The current site has been allocated for a new entrance to Camden Town Underground Station. It is expected that an application to the effect of large scale redevelopment of the site will be made shortly. For the purposes of this report Camden Council local listing describes the school as;

Late 19th century school. Existing building is the remaining part of a formerly larger complex of buildings stretching between Buck Street and Hawley Crescent and fronting on to Kentish Town Road. The site is relatively well hidden from the street behind brick walls, but the tall gables, clay tiled roofs, brick chimney and tops of the upper level windows with their red brick surrounds give a good indication of the character of the site. Views through the gate of the side elevation with tall timber windows and dormers also allow the diminutive nature and attractive detailing of the building to be appreciated from the street

96. The significance of Hawley Infants School is primarily drawn from its architectural and townscape value. Immediate views of the application site are available from the entrance to the building on Buck Street. Elements of the building which can be seen above the outer walls including gables, roof line and, chimney pieces and brickwork contribute to the townscape value of the immediate area.

Positive Contributors

Trinity United Reformed Church

97. A place of worship has existed on the site since at least 1835, the 'extremely plain' Ebenezer Chapel had been renamed Trinity Presbyterian Church, however was unfit for the size of the congregations. The current building was constructed in 1909 it was built in an Edwardian neo-Gothic style, and occupies a prominent position on the corner of Buck Street with a frontage to Kentish Town Road.



Figure 32 - Hawley Infant School, Buck



Figure 33 - Hawley Infant School, Buck Street, Site Visit June 2018



Figure 34 - Trinity United Reformed Church, Kentish Town Road looking west towards the application site, Site Visit June 2018



Figure 35- Trinity United Reformed Church, looking west towards the application site, Site Visit June 2018

Focal Point Buildings—Britannia Junction



Figure 36 - Camden Town Station Looking South



Figure 37 - Looking North up Camden High Street



Figure 38 - Looking North up Kentish Town Road



Figure 39 - Looking North West along Greenland Road from Britannica Junction



Figure 40 - Britannia Junction Focal Building, Natwest Bank Elevation, Facing East



Figure 41 - Buildings on the East Side of Camden High Street adjacent to Natwest Bank



Figure 42 - Britannia Junction Focal Building, facing west, Camden High Street and Parkway southside



Figure 43 - Camden High Street and Parkway North Side

EFFECTS ON HERITAGE SIGNIFICANCE AND TOWNSCAPE

100. In accordance with the requirement of Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 special attention has been paid to the desirability of preserving the character and appearance of the conservation area. The proposed development is being sought for a time limited period of five years and consists of three levels of shipping containers stacked to provide a street frontage.

101. This section of the report considers the following:

- The effects upon the significance of the Camden Town Conservation Area as a designated heritage asset;
- The effects upon the significance of adjacent conservation area of Regents Canal.
- The effects upon the special architectural or historic interest of nearby listed buildings through change within their setting;
- The effects of the proposals upon the setting locally listed buildings.

The effects upon the significance of the Camden Town Conservation Area as a designated heritage asset.

102. The proposed structure although not in the same style as the architectural form of the surrounding buildings or larger conservation area, does offer a significant improvement on what currently exists at the site. The proposals only amount to a small degree of change within a plot with a long development history that has been identified as having a negative influence on the character of the conservation area. The application site is within the commercial sub area and this is considered an area within the conservation area that has a higher tolerance for change. The proposals are considered to have a neutral effect on the significance of the conservation area.

103. No part of the significance of Camden Town Conservation Area (architectural, historic, archaeological, artistic) will be affected by the proposed development. There will be no erosion of significance, and no harm. Paragraphs 133 and 134 of the NPPF will not be engaged.

104. In accordance with the requirement of Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 special attention has been paid to the desirability of preserving the character and

appearance of the conservation area. It is concluded that the proposal will preserve both its character and appearance and have no adverse effect on its setting, including views in or out of the area.

The effects upon the significance of adjacent conservation area of Regents Canal.

105. This conservation area is designated on account of its distinct character, history and evolution, all having qualities that are desirable to preserve or enhance.

106. The proposals would not adversely affect (fail to preserve) the significance of the conservation area. The proposed redevelopment of Buck Street Market would be barely visible in distant views along Camden High Street from the Regents Canal Conservation Area. Where visible from within Regents Canal Conservation Area the proposal would present a barely perceivable change within the urban environment and is lost within the visually busy Camden High Street. The impact of this change is negligible given that the only effect is on a view looking south out of the conservation area.

The effects upon the special architectural or historic interest of nearby listed buildings through change within their setting;

107. Since their construction, each of the listed buildings identified in this report have experienced significant changes to their setting, including alterations to the road layout, changes and improvements to the public realm and the construction of large-scale developments. These later developments have each in some way altered the setting and context in which listed buildings are experienced but they have not detracted from the significance of the listed buildings nor prevented the designation of them or the conservation area.

108. There are no prominent views of the surrounding listed building that will be effected by the proposals. The proposed development would only bring about a minor change to the setting of these buildings as they are not within the immediate area. No significant views are possible between each of the listed buildings and the application site. The change is assessed here as not causing an impact upon these views or the appreciation of these listed buildings. The development will amount to no harm to the significance or interpretation of any of the nearby listed buildings.

The effects of the proposals upon the setting locally listed buildings.

109. The surroundings (setting) of ‘The Bucks Head’ Public House will change as a result of the application proposal, but the change will not cause harm to the significance of the public house, the application site currently exists as a market and this function will not change, the proposals offer a significant improvement over the current arrangement. The proposals are temporary and do not threaten the interpretation of the Bucks Head as a heritage asset.

TOWNSCAPE AND VISUAL IMPACT ASSESSMENT

111. The methods engaged for the Townscape and Visual Impact Assessment take into account the guidance and best practice sought within the following key documents:

- Guidelines for Landscape and Visual Impact Assessment Third Edition (GLVIA) (2013) - by the Landscape Institute and the Institute of Environmental Management and Assessment;
- London View Management Framework Supplementary Planning Guidance (LVMF SPG) (2012);
- The Setting of Heritage Assets Revision 2 (2017), by Historic England.

112. The following assessment considers each of the selected views as they are now (the Baseline—prior to the proposed development) and as they would be upon execution and completion of the proposal. Three of the views have been worked up as renders to show the proposed development within the view (note these are not verified). The Guidelines for Landscape and Visual Impact Assessment recognise urban townscape as a form of landscape. The methodology it sets out requires a process of assessing the elements that make up the aesthetic and perceptual aspects of the landscape and its distinctive character, and how the content and character of views would be affected. Accordingly this methodology forms the basis of the following assessment.

113. The effects of the proposal on the setting of listed buildings and conservation areas has been assessed in the preceding chapter of this report but is relevant. Views 8 and 9 are provided for context only, as they are taken from the application site looking away from the development.

114. The following table summarises the views appraised in this report.

View	Description
1	South Facing, Camden High Street (Proposed Render)
2	North Facing, Camden High Street (Proposed Render)
3	East Facing, Inverness Street (Proposed Render)
4	West Facing, Kentish Town Road
5	West Facing, Buck Street
6	Distance View, South Facing Camden High Street
7	Distance View, North Facing, Britannia Junction
	Outward Looking Views
8	Outward Facing Views Looking North / North West
9	Outward Facing Views Looking South