

1 Scale

BAYHAM STREET

The continuity of the building frontages along this part of Bayham Street is an important aspect of this part of the conservation area. The majority of the buildings are three stories, sometimes with a basement, sometimes with a mansard roof. There are some four storey frontages at the north end of the Bayham Street, ie. no. 101, but these are concentrated around Greenwood Street and Greenwood Road, and reflect the denser and more commercial building around the centre of Camden Town.

The scale of the proposed building is harmful to the conservation area: the main street frontage to Bayham Street should be one storey lower than currently shown in order to relate to the adjacent houses. The first three stories should be no higher than the parapets of nos. 3 and 5 Bayham Street, and the 4th storey should be a lightweight addition, set back from the street frontage.



KINGS MEWS

The intimate scale of the mews should be preserved, and the mews frontage should be no higher than three stories.

2 Urban grain and mass

The site forms part of an urban block defined by Camden High Street, Crowndale Road, Bayham Street and Plender Street. This block is bifurcated by Kings Mews, and Bayham Place at the south end, creating a smaller block defined by Bayham Street and Place, King's Terrace and Plender Street. The highly refined relationship of public space (Camden High Street), industrial use (Kings Mews) and residential buildings (Bayham Street), is what makes the urban blocks east of Camden High Street unique and worthy of protection through the conservation area policy. This is described in the CA Appraisal as part of the special interest of the conservation area (page 5, para.2).

The block within Bayham Street, Bayham Place, King's Terrace and Plender Street is formed by two long terraces of the buildings closed at either end. The interior of the block is defined by the rear elevations of the terraces. The application site was originally an open space with trees (a garden or orchard), and did not cause significant disruption to the urban grain. The subsequent development with low commercial buildings also allowed this reading of the block to survive (see attached illustrations).

A single building mass over the whole of the site footprint, as proposed by the application scheme, is not in keeping with the context of the site. In order to respond to the structure of the urban block, the massing of the proposed development should be differentiated, and expressed as two parts, at least above the ground storey, to provide continuity with the existing terraced buildings either side. I.e. the part of the building that fronts Bayham Street should have a rear elevation that continues the rear elevations of the buildings on either side; similarly the rear part of the site should comprise a separate three storey volume that continues the building form on Kings Mews, with a rear elevation of two stories above the ground storey. This is crucial to protect the grain of the urban block. Infilling the open space between the houses and mews would be very detrimental to the conservation area.



3 Character

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The character of the proposed building elevation facing Bayham Street is commercial ('warehouse style'). This is not the context of the south end of the street, which is of residential buildings. The proposed design relates more to buildings at the northern most end of Bayham Street. Mixing up the residential and industrial styles in this manner does not protect the conservation area but confuses it.

Although the existing site is currently commercial/ industrial in character this is an exception in this part of the street. The industrial buildings on the site have always been subservient in

scale to the residential buildings. Even the 1950s building is modest and does not cause significant harm to the original 19th century streetscene.

The domestic/ residential character of Bayham Street should be protected, particularly at the south end, where it also relates to the residential buildings in Crowndale Road. The differentiation in character, between the residential buildings of Bayham Street, and the originally industrial buildings to the mews side of the site should ideally be retained.

4 Use

The proposed uses (office, hotel and bar) are not in keeping with the residential nature Bayham Street, and would be disruptive to the existing residential use. Bayham Street should be preserved as a primarily residential street if the conservation area is to be protected.

5 Public realm

The proposed lightwells are harmful to the public realm and should not be permitted.

6 Comments on documents

THE APPLICANT'S PLANNING STATEMENT

The planning statement (1.13) refers to dynamic change in this part of Camden. However, this is not part of the context that justifies the proposal; redevelopment of this nature needs to be held in check when it harmful to the conservation area.

FULLER AND LONG'S SUBMISSION

Camden Town CAAC fully endorses Fuller and Long's submission, and agree that the proposals are considered to cause demonstrable harm to the character and appearance of the Camden Town Conservation Area due to the height, bulk, massing and detailed design of the proposed replacement development which fails to respond adequately and sensitively to the surrounding historic context.

DESIGN PANEL REVIEWS

Whilst the CAAC is pleased to see the DRP's comments detailing their concerns about the proposed design, we note that advice was given without the panel paying sufficient consideration to the specificity of the context within the CA (in particular a lack of understanding of the overall massing). This has had the unfortunate effect of weakening the applicants' design from the first to the second review with a continued disregard for the context of the CA.

Please see accompanying marked-up aerial views



Fig. no. 1 THE URBAN BLOCK viewed from the north

- Defined by Bayham Street, Bayham Place, King's Terrace and Plender Street
- The interior of the block is defined by the rear elevations of the King's Terrace and Bayham Street buildings



Fig. no. 2 THE URBAN BLOCK viewed from the South

- Defined by Bayham Street, Bayham Place, King's Terrace and Plender Street
- The interior of the block is defined by the rear elevations of the King's Terrace and Bayham Street buildings

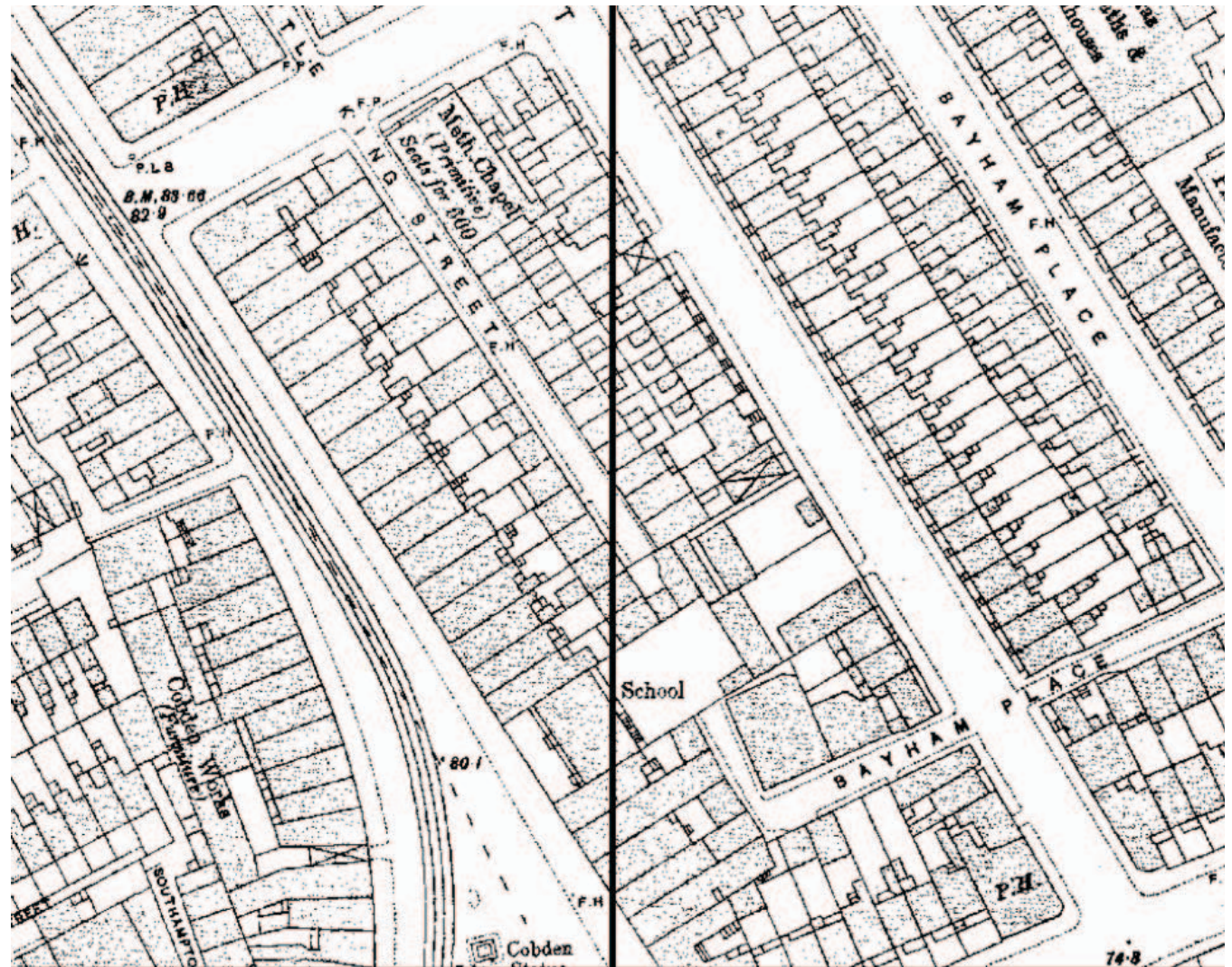


Fig. no. 3 OS map 1895

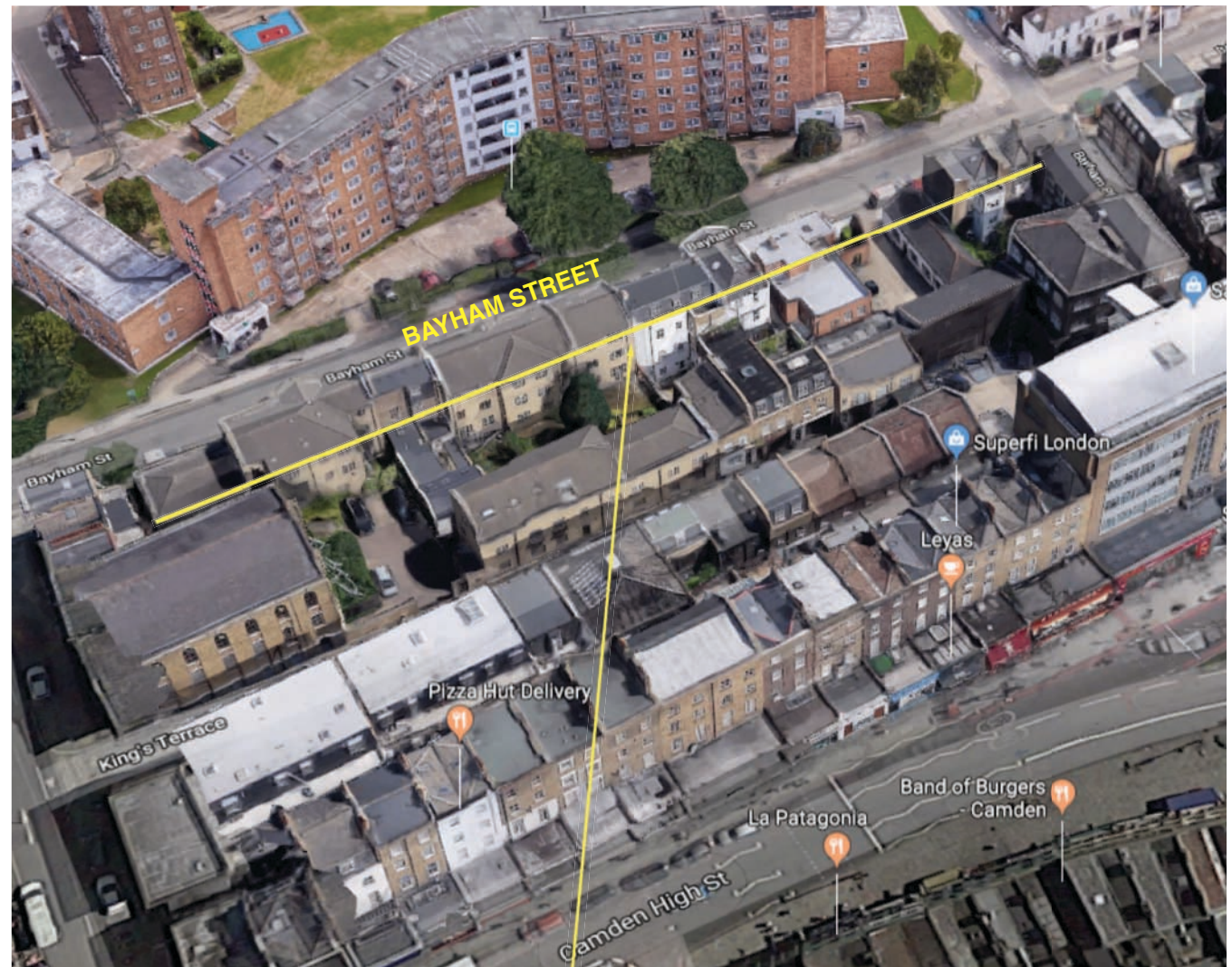


Fig. no. 4 THE URBAN BLOCK viewed from the West
• Building line of rear elevation of Bayham Street houses