

A blue-tinted photograph of a brick building. The upper portion of the wall is covered in dense ivy. A white-framed window is visible on the left. A dark door with a transom window is on the right. The text 'Donald Insall Associates' and 'Chartered Architects and Historic Building Consultants' is overlaid in the top right.

# Donald Insall Associates

Chartered Architects and Historic Building Consultants

## 3 St Martins Almshouses

Bayham Street, NW1 0BD

Design and Access Statement





# Contents

1.0	Summary of Historic Building Report	1
2.0	Historical Background	5
3.0	Site Survey Descriptions	16
4.0	Assessment of Significance	27
5.0	Commentary on the Proposals	30
	Appendix I - Statutory List Description	31
	Appendix II - Planning Policy and Guidance	32
	Appendix III - List of Plates	54

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## 1.0 Introduction

This Design and Access Statement has been prepared to accompany a planning and listed building consent application for minor internal and external alterations to 3 St Martin's Almshouses, Bayham Street, NW1 0BD.

3 St Martin's Almshouses is part of a Grade-II listed terrace numbering 1-9 St Martin's Almshouses. The building is located in the Camden Town Conservation Area in the London Borough of Camden. For a detailed history of the building, site survey descriptions, assessment of significance and commentary on the proposals, please refer to the Historic Building Report.

## 2.0 Design Process

### 2.1 Design Objectives

The client has recently purchased the property and wishes to carry out minor internal refurbishment to suit their requirements. The proposed layout will create a new opening between the kitchen and dining rooms, and will provide a larger shower room on the ground floor within the modern extension built in the 1990's, by extending the existing shower room and adding a new window to the north elevation in place of an existing half-glazed door.

### 2.2 Design Proposals

#### Windows

It is proposed that all existing painted timber sash windows will be fully refurbished and fitted with draught proofing brushes. Slim-line secondary glazing (Storm or equivalent) is also proposed to be fitted to improve both acoustic and thermal performance.

#### Shower Room

It is proposed to extend the existing shower room modern partition wall at ground floor level to form a larger shower room. It is also proposed to access the shower room from the hallway side by removing the existing modern partition between the hallway and existing shower room, and providing 2no. new steps down to accommodate the change in levels. The existing door to the existing shower room will be re-hung in a new partition.

A new opaque crittall window is proposed in place of the existing modern door to the flank elevation of the rear extension at ground floor level. The existing door opening will be part-infilled in brickwork to match the existing adjacent stock bricks.

See Photos 6 – 11 for reference.

### **Kitchen and Dining Room**

A new opening is proposed between the kitchen and dining room on the ground floor, with new temporary timber sliding pocket doors. This will retain the cellular plan form of the ground floor, whilst opening the kitchen and dining room for improved residential use.

See Photo 12 for reference.

### **Entrance Door**

New brush draught excluder strips are proposed for the existing entrance door to the property.

### **Joinery**

It is proposed to repair warped joinery doors (original) to the first floor cupboards, and the first floor bathroom door.

See Photo 13 for reference.

### **Vents**

A new vent is proposed to the north elevation of the extension at first floor level for a tumble dryer. This will be colour matched to the brickwork. Vents are proposed to all blocked fireplaces where they are not currently present.

New terracotta vented chimney covers are proposed to be added to all existing uncovered chimney pots, and all existing vents to be replaced as necessary, to prevent rainwater entering or blockages in the chimney flues.

See Photo 14 for reference.

### **Finishes**

Throughout the ground floor, it is proposed to lay new 7mm floating engineered floorboards over the existing floorboards. This will not impact the existing doors and skirting boards to the ground floor.

### 3.0 Appearance

Generally, the appearance will remain as existing, with the exception of the flank elevation to the modern extension. The proposals include removal of the existing modern door, part-infilling the existing opening on the flank wall with brickwork to match the existing adjacent stock bricks, and installation of a new crittall window within the existing opening.

### 4.0 Access

Access will remain as existing.

### 5.0 Landscape

The landscaping will remain as existing.



## 6.0 Conclusion

Improved secondary glazing and the provision of an improved layout to the ground floor would contribute towards the long-term residential use of the building.

Repairs to original joinery doors will positively contribute to the interior of the Grade-II building and terrace.

All external works are to the later rear extensions and do not negatively affect the Camden Town Conservation Area.

In accordance with Sections 66 (1) and 72 of the Planning (Listed Buildings and Conservation Areas) Act, the special architectural and historic interest of the Grade-II listed terrace and the character and appearance of the Camden Town Conservation Area would be preserved by the proposed scheme. The proposals would accord with the relevant policies of the NPPF and with local policies insofar as these relate to the historic environment and would therefore be acceptable in heritage terms.

## Photographs



**Photo 1:** The main entrance to St Martin's Almshouses, DIA 2019



**Photo 2:** View towards North, DIA 2019



**Photo 3:** No. 3 St Martin's Almshouses Front Elevation, DIA 2019



**Photo 4:** View towards the chimney stacks, DIA 2019



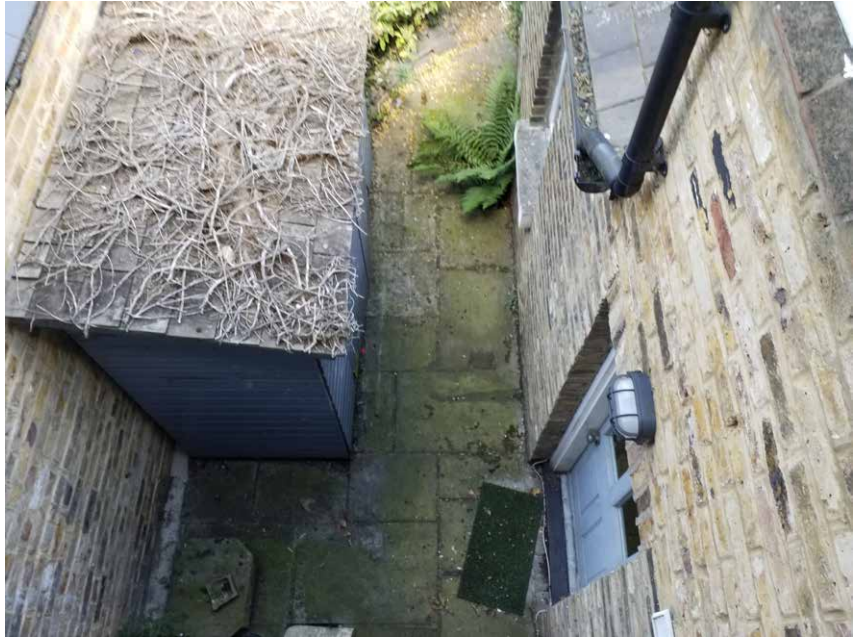


**Photo 5:** No. 3 St Martin's Almshouses - Existing modern rear extension, DIA 2019



**Photo 6:** View towards the flank wall of the modern rear extension, DIA 2019





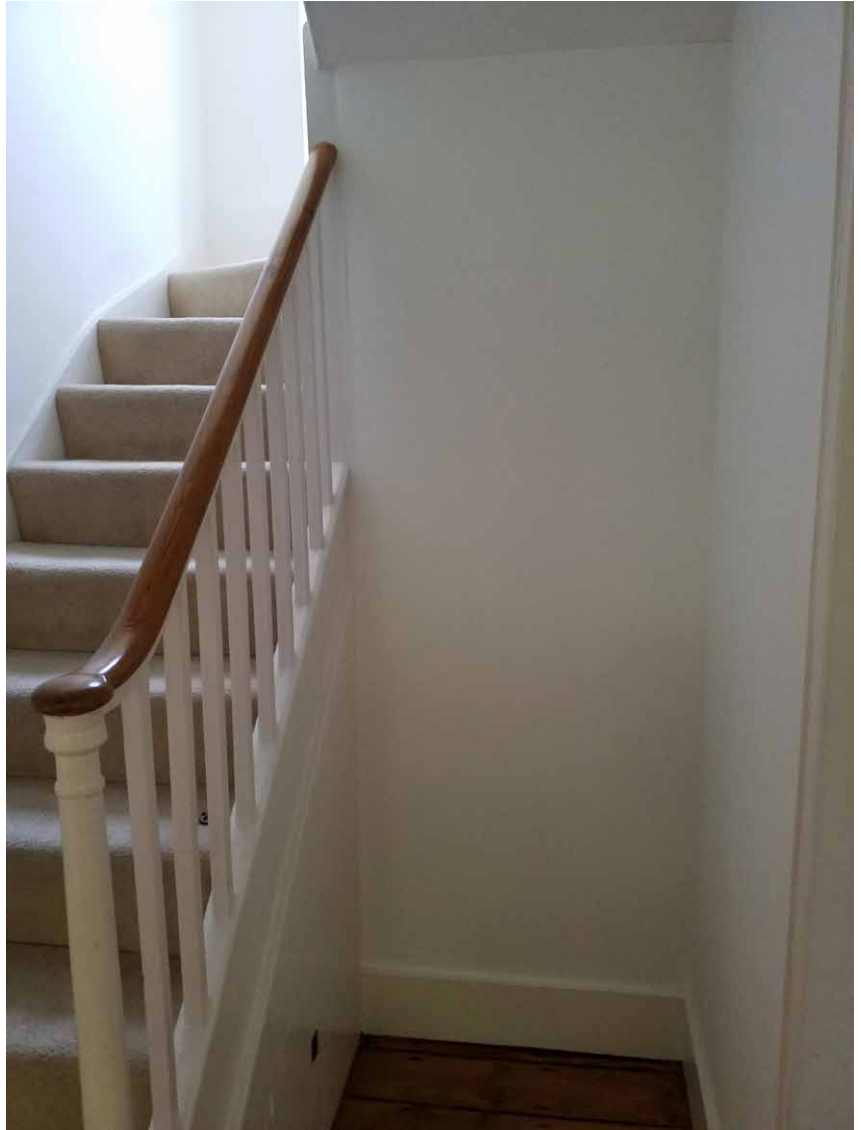
**Photo 7:** View from first floor looking towards the flank wall to modern rear extension, DIA 2019



**Photo 8:** Existing door to the flank wall of the modern rear extension, DIA 2019



**Photo 9:** Existing door to the flank wall of the modern rear extension, DIA 2019



**Photo 10:** Existing modern partition to stairwell formed to accommodate existing shower room behind, DIA 2019

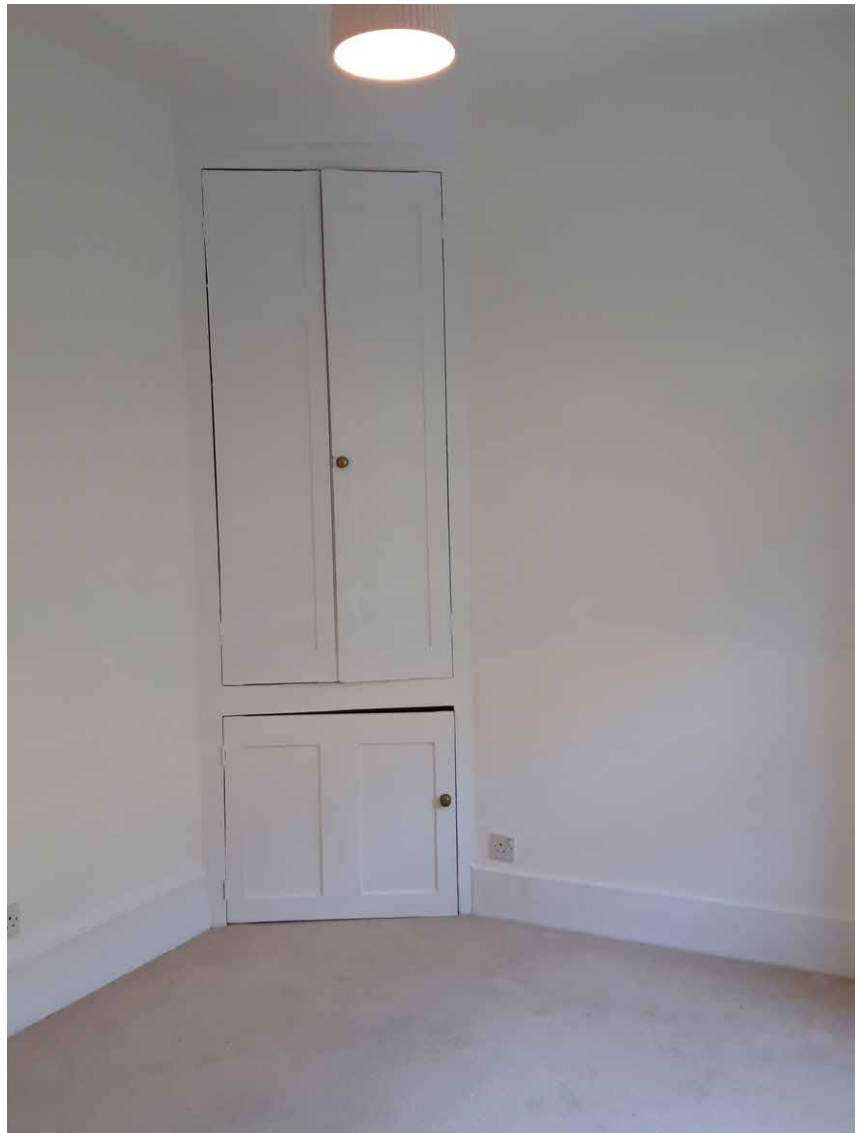


**Photo 11:** Existing shower room in modern extension, DIA 2019



**Photo 12:** Existing wall between Kitchen and Dining Room viewed from Kitchen, DIA 2019





**Photo 13:** Typical top floor original joinery, DIA 2019



**Photo 14:** Proposed terracotta vented cowl

