

Site location plan

1. The Roundhouse Theatre (Grade II*).
2. Long views of the Roundhouse.
3. Chalk Farm Station (Grade II).

2.1 THE SITE

2.1.1
The site is located at the junction of Regent's Park Rd, Chalk Farm Road, Haverstock Hill and Adelaide Road. The building sits on a prominent junction / corner site between the Grade II Leslie Green designed Chalk Farm Station and Grade II* Roundhouse built in 1848.

2.1.2
The site is located at the end of Camden High Street, immediately adjacent to but not within Camden Town Centre and the Central Activities Zone. The building is identified as within the 'Neighbourhood Centre' of Chalk Farm.

2.1.3
Several recent planning applications, which are of a larger scale, have been approved. These include Camden Goods Yard, 5-17 Haverstock Hill, The Roundhouse Theatre and 100 Chalk Farm Road.

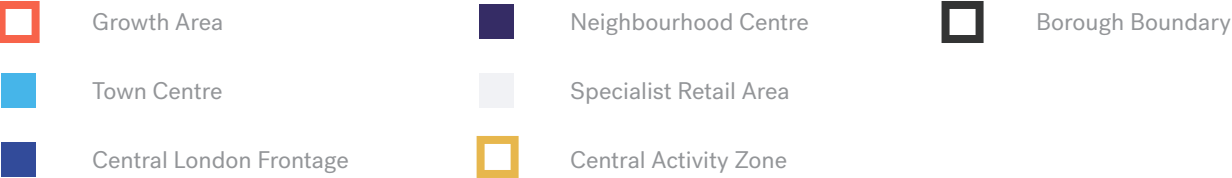
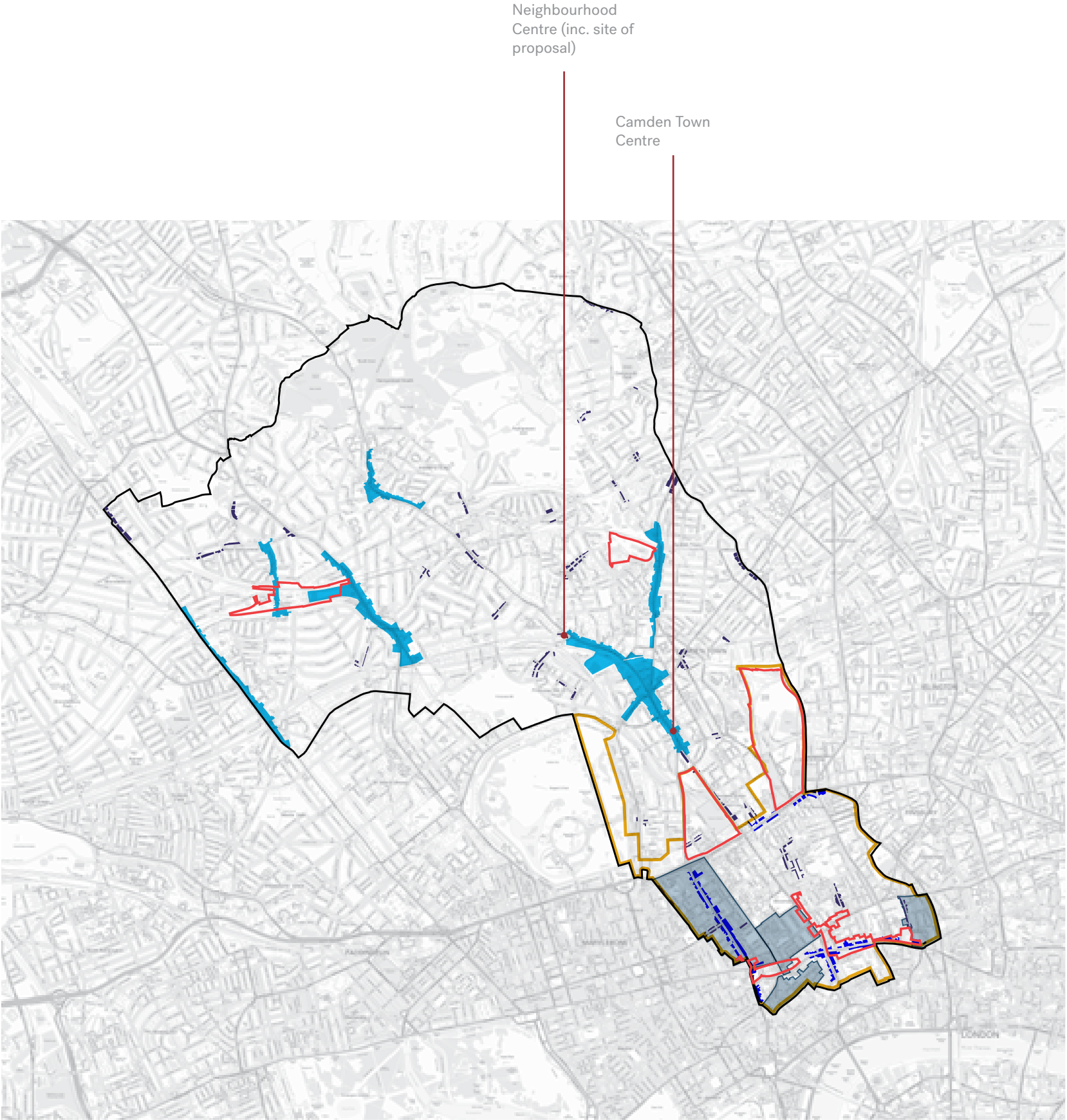
2.1.4
The North-east side of Camden high street is characterised by retail frontage within a 4-Storey Victorian grain. The South-eastern side of the High Street is characterised by larger scale buildings of a more industrial character. The site itself is a pocket site sitting between these character areas and that of the mansion blocks of Haverstock Hill and Belsize Park beyond.



GLA, The London Plan: Central London map showing major town centres

- 2.2.1**
The Mayor’s Town Centres Supplementary Planning Guidance, SPG (2014) identifies Camden Town as a major town centre. The map on the left, locates Camden Town in the wider network of interconnected town centres surrounding the international centres of Central London (the West End and Knightsbridge).
- 2.2.2**
As stated in the SPG, town centres are of fundamental importance to the capital and to the lives of Londoners. They are the focus of a wide range of uses including shopping and leisure, arts and culture, hotels, housing and employment, civic and social infrastructure.
- 2.2.3**
The proposal recognizes the importance of Camden Town as a major town centre and is intended to further supplement the increasing need for the amenities and mix of uses mentioned above.

2.3
CAMDEN TOWN CENTRE



2.3.1
Camden Town is the largest of the Borough’s designated Town centres. It runs north-south from Mornington Crescent Station through to Chalk Farm Road Station and is a busy commercial thoroughfare that passes along Camden High Street.

2.3.2
The site is located immediately to the north of the town centre and sits within a secondary ‘neighbourhood centre’ designation of Chalk Farm.

2.3.3
The London Plan supports density when adjacent to transport infrastructure such as Chalk Farm Station.

Chalk Farm
Underground
Station

The Roundhouse



- | | |
|---|---|
| ■ Primary Frontage (A use-classes) | ■ Industrial Character |
| ■ Georgian and Victorian Grain | ■ Neighbourhood Centre |
| ■ Mansion Blocks | ■ Site Boundary |

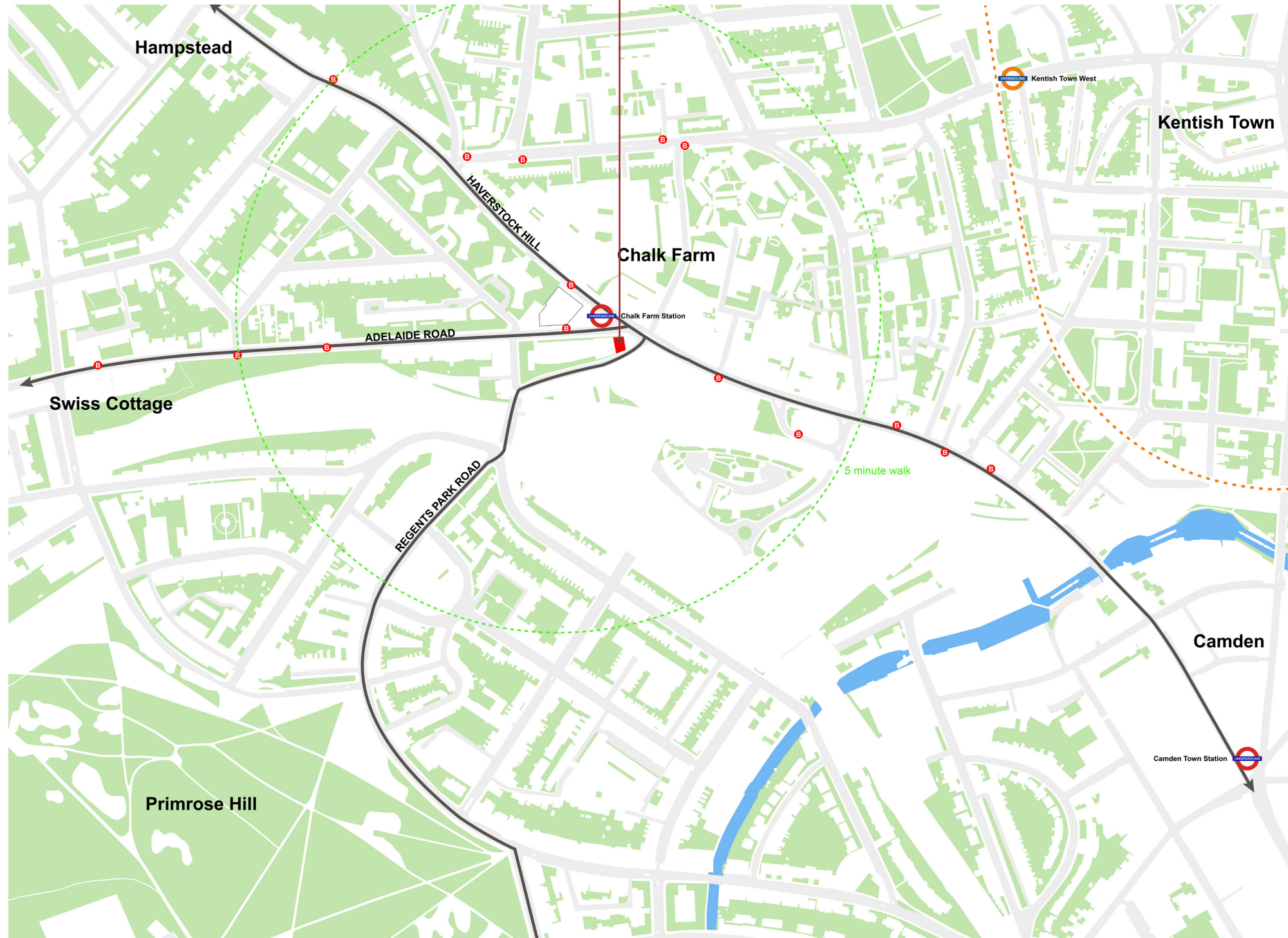
2.4 LOCAL CHARACTER ZONES

2.4.1
The site is bounded by areas with distinctive architectural character, including retail frontages to the north and east and by larger mansion block typologies to the north west. To the south and east of the site, stretching from the roundhouse to the canal is a significant swathe of buildings of traditional industrial character.

2.4.2
The site sits between the key listed buildings of Chalk Farm Underground Station and the Roundhouse and presents an opportunity to help enhance the neighbourhood centre of Chalk Farm.

2.4.3
The Roundhouse is predominantly active in the evenings, as are the pizza takeaway and burger takeaway located on the ground floor of the existing building. The redevelopment of the site provides the opportunity to introduce all day active use.

2.4.4
The redevelopment of the site also provides the opportunity to intensify the ground floor uses supported by activity from the station and the surrounding retail offer.



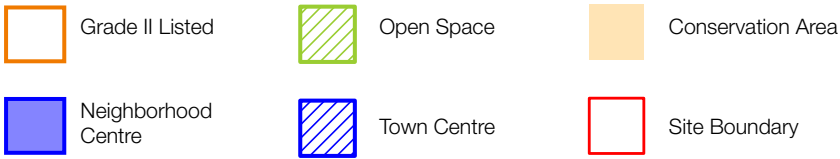
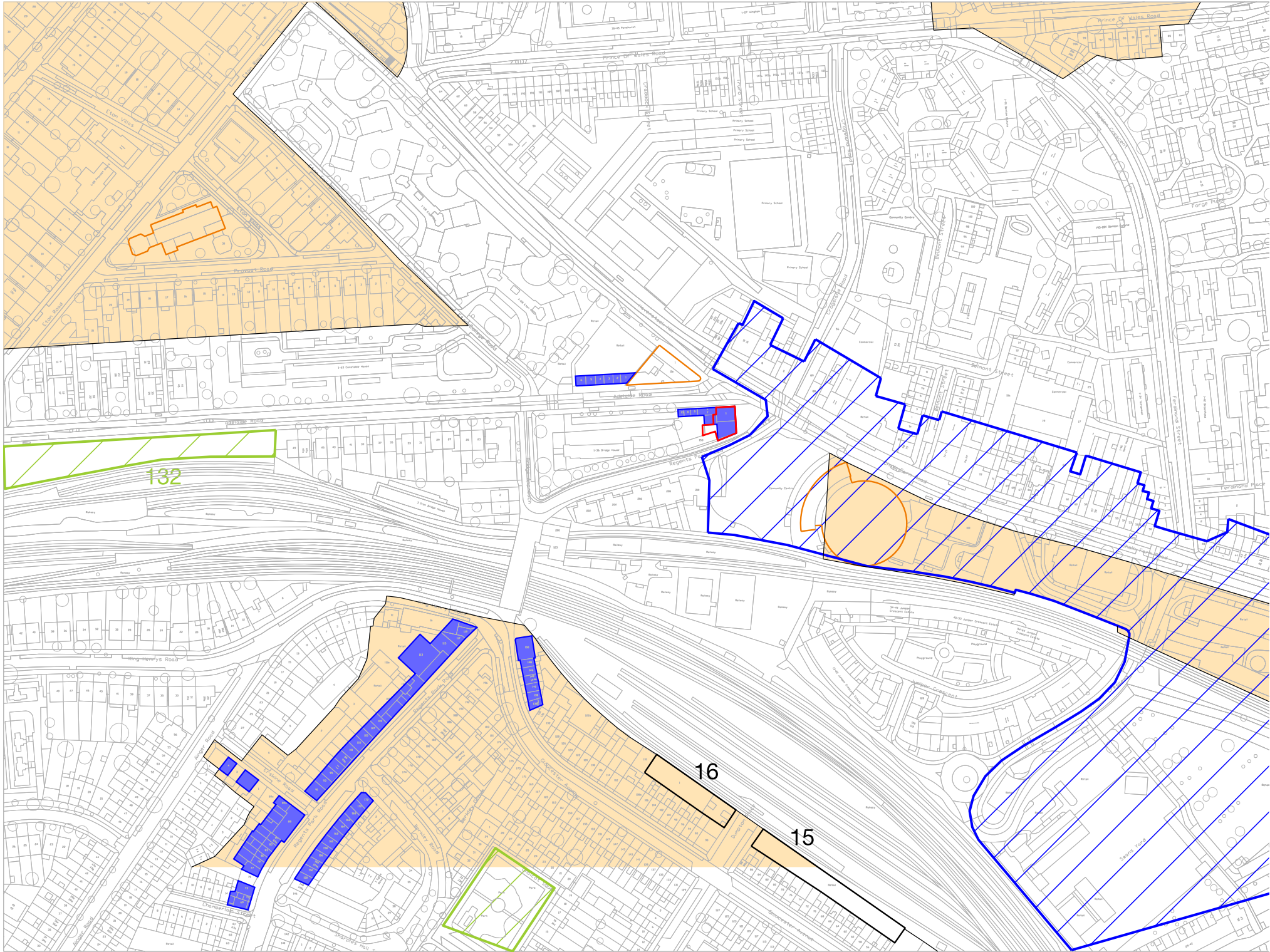
GLA, The London Plan: Central London map showing major town centres

2.5.1

PTAL is a detailed and accurate measure of the accessibility of a location to the surrounding public transport network, taking into account walking time and transport service availability. The method is essentially a way of measuring the density of the public transport network at any location within Greater London. The site has a PTAL grading of 6a (0: very poor, 6b: excellent)

2.5.2

In terms of public transport the site is exceptionally well connected. It is located near the junction of three main roads (Chalk Farm Road to Camden; Haverstock Hill to Belsize Park and Hampstead Heath; Adelaide Road to Swiss Cottage and Regent's Park) all of which benefit from regular bus services. Directly next to the Chalk Farm Underground Station on the Northern Line and is within walking distance of Kentish Town West Overground Station.



LB Camden Planning Map

2.6.1
The Statutory Development Plan for the site comprises:

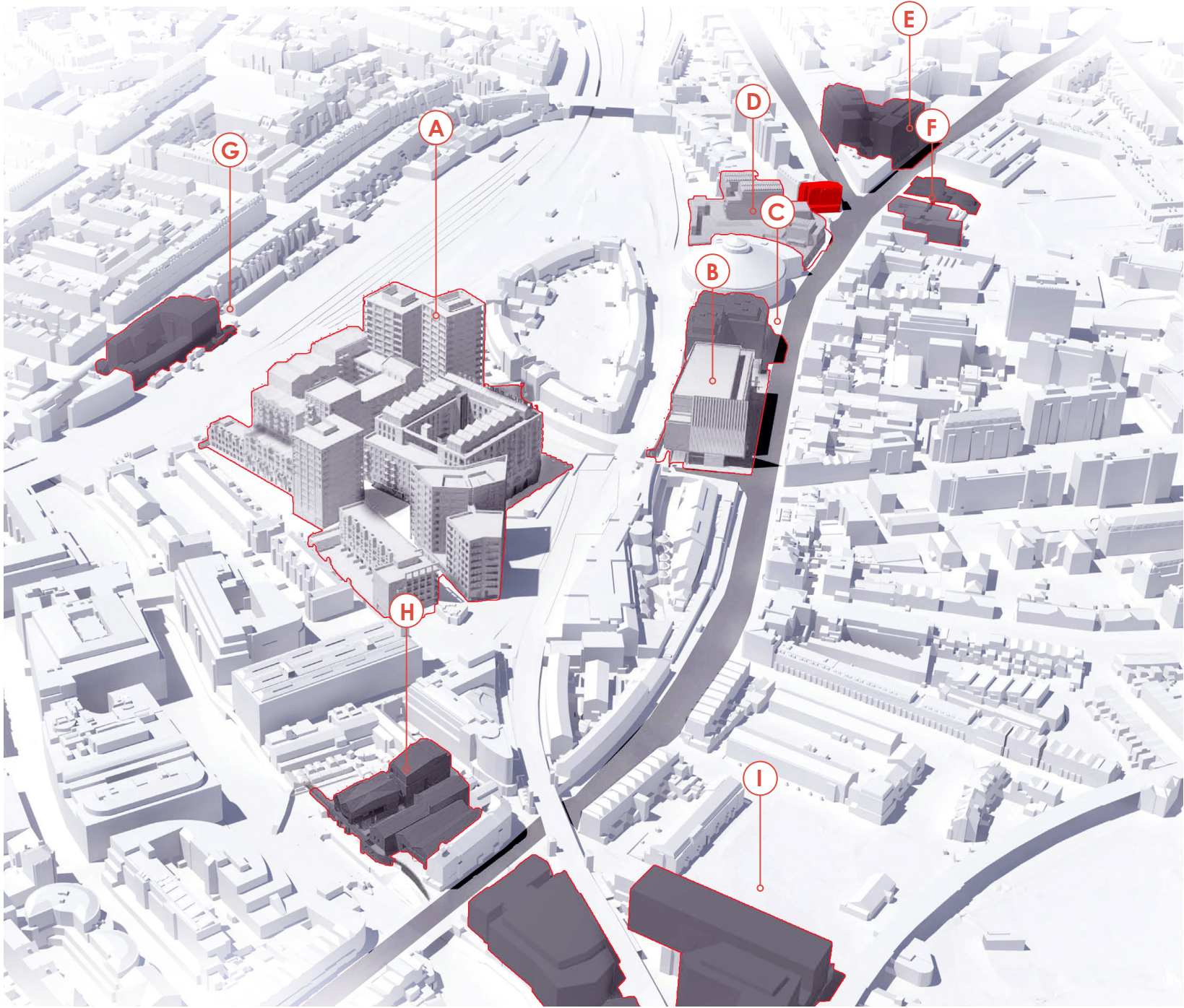
- The London Plan (2016)
- Camden Local Plan (2017)
- Emerging policy:
- Publication London Plan (2020)

2.6.2
The site is subject to the following planning designations:

- The retail units fronting Adelaide Road are designated as part of a Neighbourhood Centre,
- The site is immediately adjacent to but is outside the main Camden town centre boundary.

2.6.3
The site is not located within a Conservation Area and the building itself is neither statutory nor locally listed, however:

- The Roundhouse is Grade II* listed;



A. CAMDEN GOODS YARD
Planning Consent Jan 2018
Max height G+13



B. PETROL FILLING STATION
Planning Consent Apr 2018
Max height G+6



C. 100 CHALK FARM ROAD
Planning Consent Jun 2016
Max height G+6



D. THE ROUNDHOUSE THEATRE
In Design Development
Max height G+5



E. 5-17 HAVERSTOCK HILL
Submitted for planning Dec 2020
Max height G+6



F. MARINE ICES
Planning Consent Oct 2015
Max height G+4



G. 44 -44A GLOUCESTER ROAD
Planning Consent Nov 2015
Max height G+4



H. CAMDEN LOCK MARKET
Planning Consent Feb 2016
Max height G+4



I. HAWLEY WHARF
Planning Dec 2012 - On Site
Max height G+8

2.7.1
There are a number of proposed regeneration projects in the vicinity that were granted planning permission. The site has potential for a development that enables the local area to keep up with the changing urban fabric.

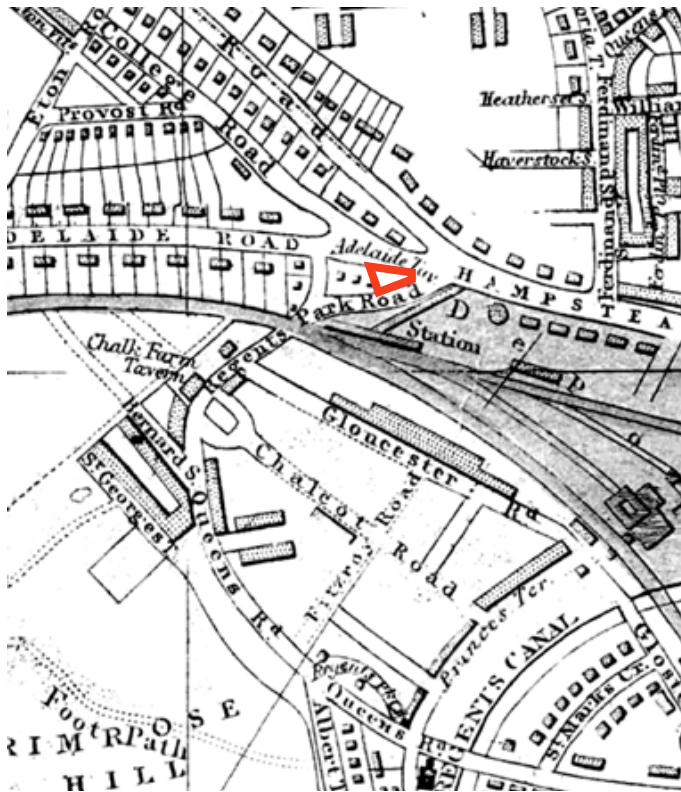
2.8.1
An analysis of the surrounding area shows that there are a significant number of 6 or more storey buildings in close proximity to 155-157 Regents Park Road. There are also a number of proposed regeneration projects in the vicinity. Three schemes are highlighted in blue left and described below.

A: VACANT SITE ADJACENT TO 11 CROGS LAND ROAD
Redevelopment of vacant site by the erection of a 6-storey building comprising a day centre (Class D1) on the ground floor and 38 extra-car residential flats (Class C3) on the upper floors, plus roof terraces, communal gardens and minibus parking. Resolution to grant, June 2015.

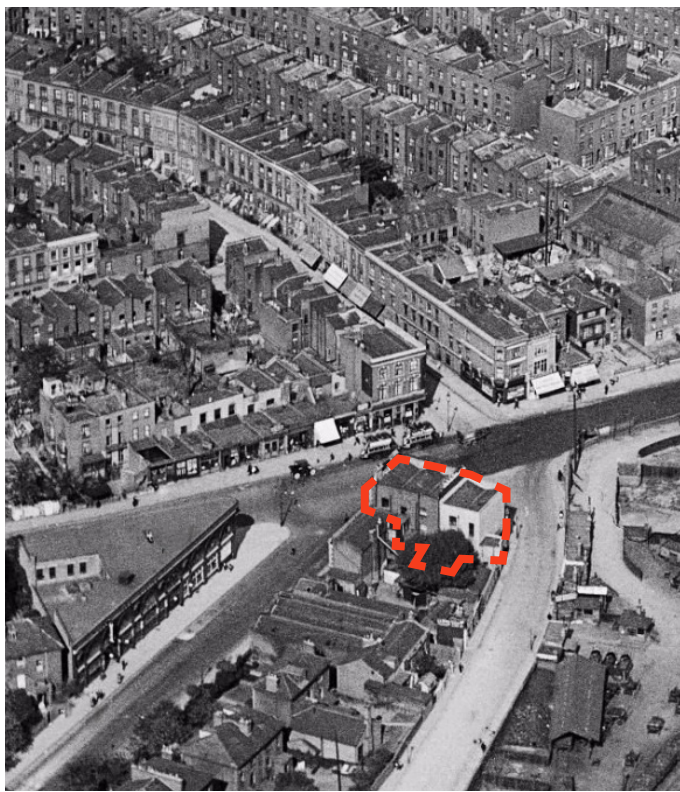
B: 100,100A,100B CHALK FARM ROAD
Redevelopment of site to create a 7-storey mixed-use development comprising of 57 market flats, 6 affordable flats, new office, retail and restaurant units. Planning Permission granted March 2015.

C: 158 PRINCE OF WALES ROAD
Erection of a 7-storey building plus basement for use as flexible class A1/A2/B1 use at basement and ground floor levels and nine self-contained residential units above. Planning Permission granted March 2009.

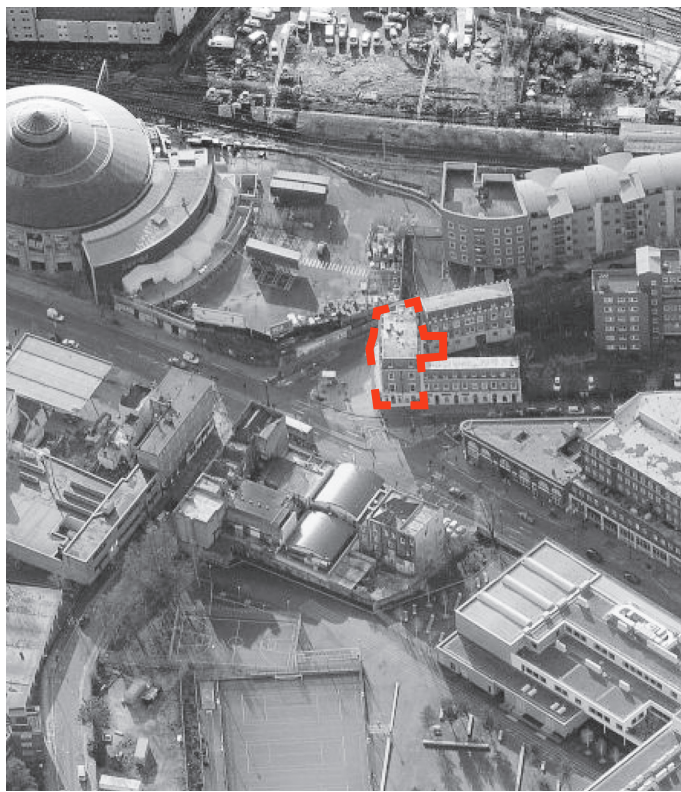




1861



1920



2017



1730
Old Chalcot Farm



1846
Construction of The Roundhouse
begins



1907
Chalk Farm Station opens

1760-1820
Industrial Revolution

2.9.1 CHALK FARM

Prior to the development of Camden Town in the late 18th Century, Chalk farm was known as Chalcot Hamlet, a 32-acre site forming part of the Hornsey, Primrose Hill and St. Pancras villages. The area was notorious for duels fought on it; especially for one between Col. Montgomery and Capt. Macnamara in 1803.

2.9.2 THE ROUNDHOUSE

Notable additions to the area included the construction of The Roundhouse in 1846-7. The building was initially used as a turntable engine shed for locomotives. Within 10 years trains had already become too long for it to accommodate. In 1871 the Roundhouse became a bonded warehouse for Gin distillers W & A Gilbey Ltd.

In 1964 the premises converted into a permanent cultural centre with a theatre, cinema, art gallery and workshops, committee rooms for local organisations, library, youth club and restaurant dance-hall.