

37 PARKWAY NW1 7PN – DESIGN AND ACCESS STATEMENT Rev. A
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SITE

Palmer's Pet Stores, (now a Gail's Bakery) at 35-37, Parkway NW1 is a café with 2 lateral conversion flats above on Parkway in Central Camden. The property is early nineteenth century (circa 1820) and is Grade II listed. This listing is largely due to the ground floor shopfront of circa 1938 which, although worn, is surprisingly intact.

THE PROPOSALS

The proposals are to remove the existing roller shutter doors to the recessed entrances of both 35 and 37, remove the existing crude, bulkhead ceiling lights, refurbish damaged building fabric and install new steel gates to the recesses. There is a problem with rough sleepers using the entrances and the gates are to be installed to provide security and improve the appearance over the roller shutters. It is also proposed to install new ceiling lamps with an appearance more in keeping with the building's age.

The existing, damaged terrazzo to the floor will be repaired to with grout coloured to match the finish. The open joints to the pavement lights will be regrouted.

DESIGN

The Grade II listed pet shop front c1938 is unique in design and has a positive contribution to the Camden town conservation area in which it resides. Unfortunately, the present condition of listed features including the curved cabinets with brass surrounds and terrazzo flooring to the porch spelling 'PALMERS' is poor. Damage, misuse and vandalism to the features have been recorded. The shutters and associated boxes are crude and detract from the appearance of the building as a whole. The design of the replacement gates are intended to be sympathetic to the existing shopfront with a curve to the top reflecting the glazed panels in the entrance doors to the flats. The gate will be locked shut with a discreet magnetic lock fixed to the floor and operated by the existing entryphone repositioned from the front of the display case to the masonry to the side on the front.

New cable runs to the entryphone and light will be taken within the building fabric without affecting the external appearance.

ACCESS

The flats are accessed from a non-compliant nineteenth century staircase and are not wheelchair accessible. This will not be changed.

SUMMARY

The proposed works will preserve and enhance the appearance of the listed building while increasing security and, with the repairs to the floors and pavement lights, reduce damp penetration to the basement.

PHOTOGRAPH SHEETS







