

Lawfords Wharf, Camden

Project:	Lawfords Wharf, Camden
Project type:	High density 12 dwellings & 540m ² commercial space
Year:	2003
Client:	Berkeley Homes
Architect:	John Thompson & Partners
Location:	Camden, London
Context:	Urban, mixed use
Sector:	Private



Case Study Detail:

This mixed-use development at Lawfords Wharf for Berkeley Homes has revitalized a neglected waterfront site, set within a conservation area. Situated adjacent to the Grand Union Canal in the Camden Town area of London, this redevelopment of a former builder's yard provides 12 apartments and 540m² of office space. Two Grade II* listed cottages on the site have been refurbished for commercial use and front onto a new landscape courtyard.

The site is entered by a narrow gateway between existing buildings at 10 and 11 Lyme Street, and the two new buildings run in a curve along the canal bank from the bridge at the Royal College Street end to the back of 19 Lyme Street.

The site is important in urban design terms, and the buildings have been designed to act as a gateway into Camden for those using Royal College Street and the canal towpath.

Although it is not seen by passers-by in Lyme Street, it can be seen from Royal College Street and also from the canal towpath. It has played an important part in the regeneration of the area and shows how good architecture can achieve results out of all proportion to the size of the buildings.

Whilst being contemporary in its design approach, the project sits comfortably within the existing context. This was recognised by English Heritage in their publication 'Changing London' which stated that: 'New housing at Lyme Terrace on the Regents Canal demonstrates that good quality new design that enhances the historic environment need not be restricted to high-profile projects.'

Awards:

National Homebuilder Design Awards 2004 - Commendation for Best Small Housing Development

National Homebuilder Design Awards 2004 (Summary Comments)

Lawfords Wharf, Lyme Street, Camden Town, London NW1 0SF

This high-density mixed-use scheme in a conservation area next to the Grand Union Canal has managed to create 12 apartments plus offices and gallery/studio space in contemporary buildings on a very tight site that used to be a derelict builder's yard. Despite the many constraints, there was even room for a landscaped parking area at the back. The site is entered by a narrow gateway between existing buildings at 10 and 11 Lyme Street, and the two new buildings run in a curve along the canal bank from the bridge at the Royal College Street end to the back of 19 Lyme Street.

One is a four-storey building at the Royal College Street end of the site with four two-bedroom flats with balconies and two three-bedroom penthouses with terraces. There are also three floors of offices at the back of the building. Then there is a low-rise white-rendered curved canalside building with a three-storey block at one end containing four two-bedroom flats and a three-bedroom penthouse and a two-storey block. This steps down to a two-storey building with two floors of offices or gallery/studio space. There are also two Grade II* listed former workers' cottages at the back of the site that have been restored extended and converted into offices.

It may be a small development but it is one that makes a big impact. Although it is not seen by passers-by in Lyme Street, it can be seen from Royal College Street and also from the canal towpath. It has played an important part in the regeneration of the area and shows how good architecture can achieve results out of all proportion to the size of the buildings. It was for this reason that the judges agreed it deserved a commendation in this category.

Links:

<http://www.jtp.co.uk/public/projects.php?cat=4&pos=2>

Submitted by:

Rachel Jones
MA Arch, MSc Urban Design, RIBA
Associate John Thompson & Partners
23-25 Great Sutton Street, London EC1V 0DN
T +44 (0)20 7017 1780
F +44 (0)20 7017 1781
W www.jtp.co.uk
E rj@jtp.co.uk