

Heritage statement

Application site:

24 Camden Road, London NW1 9DP.

Type of heritage asset:

The application site is a Grade II listed building.

Significance of the heritage asset(s)

The shop is part of a grade II listed terrace of 23 houses and shops. Yellow stock brick with rusticated stucco shopfronts. The shopfronts, windows and doorways have been mostly altered throughout the parade.

The Statutory list description, included below provides a broad description of the application site:

GV II Terrace of 23 houses, some with later shops. Early C19, shops mid C19. Yellow stock brick (No. 28, first floor painted) with rusticated stucco ground floors or stucco shopfronts. Three storeys, Nos. 26-62 with attic storeys, and basements. Two windows each except No. 62 which projects slightly, has three windows and blind three-window return to Camden Street. Nos.18-34, 40, 46, 48 and 58 have stucco shopfronts with pilasters carrying an entablature flanked by simplified scrolls; shop windows and doorways mostly altered. Nos.18 and 26, shopfronts altered.

Nos. 36 and 38, 42 and 44, 50-56 and 60 and 62, round-arched doorways with patterned fanlights and panelled doors. Upper floors with gauged brick flat arches to recessed sashes; Nos. 36, 42 and 44, 50-56 and 60-62 first floors with cast-iron balconies. Stucco cornice and blocking course to Nos. 18-24. Nos. 26-62 with stucco cornice and band at third floor level and parapet above attic storey (No. 32, cornice missing).

INTERIORS: not inspected. SUBSIDIARY FEATURES: attached cast-iron railings with spearhead finials to those with areas.

Listing NGR: TQ2904283984

While none of the archives house specific records pertaining to the heritage asset, the LMA possesses a photograph from 1960 depicting Nos.50-60 Camden Road:



(Source: The LMA Picture Archive; Record 106626)

The structure comprises three stories, accompanied by a basement, and presents a two-bay width, all crafted from London stock brick. The ground floor provides convenient street-level access, mirroring the layout seen in the odd-numbered Nos. 18-34. Additionally, neighbouring residences in the row feature front lightwells, granting access to the basement. Furthermore, the storefront is designed with an integrated doorway, facilitating access to the upper floors of the building.

The building maintains a substantial portion of its inherent character, aesthetics, and architectural dimensions, with the original structural dimensions readily apparent. The front facade, albeit altered by the removal of the lightwell and the addition of the shop front, enhanced the architectural significance of the structure and aligns with other buildings in the wider row. The shopfront is currently navy blue in colour and the colour schemes employed by the shops along the broader row exhibit a wide range of variation.

The architectural design of the building and its role within the broader grouping are typical of the prevalent architectural style of the early 19th century. The Post Office Directory indicates that the shop was once occupied by James Richard Aughtie, an upholsterer, in 1902. Information from the Trade Directory and Post Office records confirm that the building was initially a residential dwelling, later incorporating a shop in the late 19th century, and more recently functioning as an office at the basement level.

The broader setting of the building carries notable significance. The characteristics of the brickwork, architectural proportions, and intricate details strongly indicate that the structures in the row initially adhered to a standardised design with consistent materials. Despite the various modifications made over the years, a substantial amount of historical fabric and detailed elements have withstood the test of time. These gradual adjustments contribute to the building's archaeological and historical significance, offering insights into the rationale behind its transformation over the years to meet the evolving requirements of a diverse range of occupants and owners.

The front facades of numerous structures within the wider row suggest that several properties are in a state of disrepair, including several externally shuttered, unoccupied shops. Our proposal for internal retractable grilles seeks to maintain the building's appearance without altering the external structure of this heritage asset. Our proposal for the re-painting of the shopfront, coupled with the addition of a traditionally hand-painted sign, will serve to revitalise, and improve its visual appeal.

Impact on significance

Internal retractable grilles

The installation of retractable grilles will have no adverse effect on the preservation of the heritage asset's historical setting. The retractable grilles are internal and set back from the window of the property due substantial steel supporting bar that extends from the floor to the ceiling of the shop, in close proximity to the window. Refer to scale drawings provided in appendix A

The retractable grilles will act as a physical and visual deterrent to those who might otherwise attempt to enter the property. As part of our detailed review we have considered replacing the existing glazing with laminated glass (in line with the Camden planning guidelines) but have been advised by our contacted security company that a visual deterrent is much more effective at preventing crime in this instance. Furthermore, the window framework of is not suited for accommodating thicker glazing. We have been informed that the flats above the property were broken into recently and therefore the security of the building is of utmost importance.

The retractable grilles themselves are mild steel retractable security grilles with an 'X' lattice system and will be installed to the interior of the property. For scale drawings refer to Appendix A and for specific

product specifications and installation instructions, please refer to the justification statement provided, which is designated for internal use only and should not be made public.

The grilles will be primed and polyester powder coated in black to match the shopfront. The installation of these grilles will not result in the loss of any historic fabric. This is a reversible alteration and will enhance the security of the shop unit preventing crime in what is a high crime area. Furthermore, the remaining historic fittings in the unit, including the window frames and the steel support will be refreshed and repainted to improve the historic internal character.

Signage and re-painting

None of the archives hold any records specific to the application site. Therefore, it is not possible to ascertain the original colour of the shop as an upholsterer, in 1902, however, the classic Victorian colour palette was dark and consisted of dark, rich, deep colours such as maroon, burgundy, chestnut, dark green and blue, along with deep greys and blacks commonly used for ironwork and industrial buildings during the Industrial Revolution.

We intend to use a paint product specifically designed for use on heritage buildings and produced in a range of heritage colours. The paint is organic and natural and will respect the heritage fabric of the asset. Refer to scale drawings provided in appendix A and paint technical data sheet provided in appendix B

Re-painting the shopfront and flats will help to protect the building exterior and refresh the existing paintwork and will promote its ongoing use.

Enhancement and public benefits

The proposed alterations have been designed to respect the significance of the listed building and its setting within the wider group.

There is a public benefit to the retractable grilles proposal in that it will significantly bolster the security of our shop unit, thus serving as a deterrent to criminal activities in this high-crime locality.

The painting of the shopfront, coupled with the addition of a traditionally hand-painted sign, will serve to revitalise, and improve the visual appeal of the shopfront, which currently presents a worn appearance. Furthermore, will promote the ongoing use and upkeep of this heritage asset.