



# 173 ARLINGTON ROAD, CAMDEN NW1

## HERITAGE STATEMENT

### PRECIS

The statement is prepared in response to proposals to make an additional mansard roof on this three storey building in Camden. As an early 1930's building in the Camden Town Conservation Area, an assessment is made of its heritage significance. It is critical that an understanding of the historic and architectural value of the building is developed from which the proposals for change can be supported. The Heritage Statement will accompany the Planning application.

The Heritage Assessment will show LB Camden that the application is in harmony with the setting of the host building and does not impact on the visual quality and character of the Conservation Area.



14th December 2023

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## 5.0 CONCLUSION

## 1.0 INTRODUCTION

### 1.1 Proposal

In response to the proposals to construct a new mansard extension on top of the building, a Heritage statement is required. As the site is located in the Camden Town Conservation Area and has a context that relates to the historic centre of Camden and the evolution of its built environment.

There is growing momentum for the redevelopment of this plot as part of the successful regeneration along this busy road.

No 173 within the historic part of London recognised as the Camden Town Conservation Area. This area was established in the late 18th/ 19th century as the open fields that surrounded the centre of London began to be development. The area subsequently contains a valuable heritage of historic buildings, spaces and areas which make an important contribution to Camden's distinctive identity. Many of the buildings from this this early period represent the connection between commercial and residential which contribute to the area's character.

The property is a three storey terraced building located on the west side of Arlington Road near its junction with Parkway. The application site accommodates a three level, mid terrace property, constructed with London stock brick. It is part of a small group of buildings at no's 173-179 that are considered by Camden to be positive to the character of the Conservation Area.

Reconciling change to outward facing aspects within the distinct setting of is an exercise that demands a level of observation and sensitivity. The starting point of such an analysis is in defining the qualities of the building concerned and its relative significance. It is then possible to assess the degree to which the proposals will cause an impact on any identified value of the building and on the historic and architectural character of the Conservation Area.

#### **Overall Objectives:**

The client wishes to make alterations to existing roof involving the construction of a mansard roof.

Being sited in an important space the proposal pays due consideration to matters concerning the scale and appearance of the building and its relationship within the context of the street and in relation to the subject and surrounding buildings. In order to respect the character of the street and the architectural significance of buildings that surround it, the location of the new external roof on all sides of the building, will be assessed according to their contribution to the urban composition of Arlington Road and Parkway.

Reference to adjacent buildings will ensure the character of the subject building and others in context is maintained and also shows how the contemporary can be introduced in a way that complements the old. The building is currently arranged as a shop on ground floor with accommodation on the first and second floor. Such an arrangement is constrained for business and family needs in the 21st century The new mansard floor will provide for additional accommodation.

At the same time it is important for the changes to the roof to be measured both for their impacts on the Conservation Area and on the building on which it is sited. Cadmen are wary of changes to the rhythm of what they believe is an example of a historic roofline.

A new roof mansard will be sited back from the main building line and behind the existing parapet. The set back has been increased to ensure the setting is preserved and it is subservient to the host building and elegant in its appearance.

The proposal is to extend the roof of the building to provide additional accommodation befitting the needs of the owners and occupiers. The principle of the project is to build on the existing qualities of the building and its roof, through refashioning the space above in a way that relates to the surrounding buildings and transform its current neutrality to something that bestows symmetry and is attractive.

### **Purpose and scope of the statement**

This statement presents a description of the heritage interest and significance of the heritage assets potentially affected by the proposed development, whether directly or indirectly. It provides an overview of the historic development and significance of the building and an evaluation of the impact on heritage assets by proposals to extend upwards with a new roof.

The proposal is assessed in relation to matters concerning the scale of the building and its relationship within the context of the street and in relation to the subject building itself.

## **1.2 Methodology**

This assessment is based on information collected from a variety of primary and secondary sources, including historic mapping, local records and photographs. A collation of existing written and graphic information has been assessed in order to identify the character, extent and significance of the heritage asset, including its local, regional or national significance as appropriate. This assessment has relied upon:

- Site survey and examination of photographs
- Various published evaluations of the history of Camden Town
- Camden Town Conservation Area Appraisal and Management Strategy, 2007
- Information made available through London Historic Environment Record

No 173 is sited at the north end of Arlington Road close to the junction with Parkway. It has a context that relates to the historic town centre and the development of commercial and residential quarters to its sides. Section 2.1 - 2.2 describes the historic context of this part of the town and the known development of the site at no 173. This is then followed by an appraisal of the Conservation area character including the buildings which contribute to the built heritage of the Camden Town Conservation Area and in particular along this section of Parkway and Arlington Road.

We assess the wider context of heritage assets located in the townscape along this part of the Conservation Area, before looking in more detail at the adjacent buildings and the visual setting within which no 173 sits (2.4.1 - 2.4.2). In this respect, recent roof work at no 175 and no 177 have set the tone for discrete changes to the roofline in this location.

The extension is expected to complement the original building at no 173 and be sympathetic to the surrounding heritage, which in this case is the Camden Town Conservation Area. Therefore, an examination of Architectural influences and Townscape in the wider context is given in 3.2, so the Council can see the scheme understands the surrounding significance and visual sensitivities.

The Council has declared an interest in protecting spaces in the Conservation Area which are regarded as essential part of its character and appearance. **Pre Application advice** has been received from LB Camden. comments from Camden indicate that the roofs are significant parts of the local skyline here and are vital in understanding the nature of development in Camden in the 19<sup>th</sup> and 20<sup>th</sup> century.

Camden's underlying concern is the potential of development for creating intrusion, altering the nature of roof profiles, and detracting from the character and sense of place by introducing incongruous elements.

It is prudent to examine the character and appearance of buildings around no 173 in Section 3.1, as the impact on the relationship between the application site and the adjacent historic buildings is critical to the success of this scheme. Reference to the Conservation Area Townscape Appraisal map show that this site enjoys special notation as a Positive building. Therefore the potential for it being developed is closely guarded.

In line with paragraph 194 of the NPPF, the significance of the heritage asset(s) affected by the proposal will be described, including any contribution made by their setting.

The applicant is keen to acknowledge that proposals within or affecting the setting of heritage assets are required by **Camden** to include a site analysis which demonstrates how the proposal will respect and enhance the asset. Subsequently, the heritage assessment considers the merits that the impact of the development on the significance of the heritage asset will bring and how the visual impact of the proposed development is mitigated through design.

Comments from the Council have stated that the proposed scheme should look to consider the three following matters:

- Impact of development on the significance of the heritage asset through development within its setting;
- Visual impact of the proposed development;
- Cumulative impact of change.

The design has been assessed according to the special character of the Conservation Area and the architectural significance of the building. The conclusion finds that the proposed is set back in such a way that it refers well to the buildings to its sides and brings enhancements to the street scene.

The following form the crux of the assessment of issues relating to architectural and historic character found in this report:

- The visual prominence of the building as a part of the local skyline

- The importance of the roof and its visibility in the public realm.
- The degree to which the rear, front and flank elevations are visible in the proposed will determine the extent to which the new form is considered to be congruous;
- The impact on the setting of the Conservation Area and Listed buildings in the locality;
- The quality of local precedence where other mansard extensions are seen.
- New and recent (175 & 177) schemes where modernity and scale are central .

The degree by which heritage elements are important for achieving an appropriate design in the historic setting of Camden Town and Parkway needs justification. The statement will explore the historical significance of the property, its context and setting and how the site has evolved.

In relation to policy, it will be shown how the proposals would meet the tests set out in NPPF and that a balance between public benefits and changes to the setting will be struck.

This analysis enables a further understanding of the potential impacts any changes to the building and the future design may have on the setting (4.3) of adjacent designated heritage assets. The impact assessment reviews the possible effects of the rhythm of the built form in this part of the town and also of an impact it has on views along this busy road into the centre of Camden.

### 1.3 Legislative & planning policy framework

The relevant planning policies are contained in the National Planning Policy Framework (NPPF, Revised 2023), the London Plan (2021) and the Camden Local Plan (2017).

#### Legislation

Where any development may affect designated heritage assets, there is a legislative framework to ensure proposed works are developed and considered with due regard to their impact on the historic environment. This extends from primary legislation under the Planning (Listed Buildings and Conservation Areas) Act 1990.

*Section 66* General duty as respects listed buildings in exercise of planning functions states:

*In considering whether to grant planning permission or permission in principle for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses”.*

#### National Planning Policy Framework, July 2021

The NPPF is the principal document that sets out the Government’s planning policies for England and how these are expected to be applied. It defines a heritage asset as a: *‘building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest’*. This includes both designated and non-designated heritage assets.

Under Paragraph 194 of the NPPF, there is a requirement for an applicant to “*describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets’ importance and no more than is sufficient to understand the potential impact of the proposal on their significance*”.

The Conservation Area is a heritage asset and it is an objective of the NPPF and a material consideration when determining the outcome of the planning application.

Section 16: Conserving and Enhancing the Historic Environment relates to the conservation of heritage assets in the production of local plans and decision taking. It emphasises that heritage assets are ‘*an irreplaceable resource and should be conserved in a manner appropriate to their significance*’.

In accordance with paragraph 194 of the National Planning Policy Framework (NPPF), this document provides sufficient information about the heritage significance of the buildings to determine the application. The contribution made by their setting is also a critical element in determining the suitability of the proposed. Furthermore, it assists the local authority’s duty to have special regard to the desirability of preserving the character and appearance of the Conservation Area.

Consideration has been given to the following national and local planning policy and guidance relating to the historic built environment:

- The Planning (Listed Buildings and Conservation Areas) Act 1990 – the legislation which provides for the designation and protection of listed buildings and their settings and Conservation Areas.
- The National Planning Policy Framework, July 2021 (NPPF), in particular, chapter 16.
- Publications by English Heritage, notably Conservation Principles 2008, which sets out guidance for the sustainable management of the historic environment.
- Camden Town Conservation Area Appraisal (2007)

### **Regional & Local**

At a regional level the London Plan 2021 provide the London wide context within which individual boroughs must set their local planning policies. Policy HC1 on Heritage conservation and growth will support schemes that utilise heritage assets to help stimulate environmental, economic and community growth.

Development should demonstrate a clear understanding of the historic environment and the heritage values of sites or areas and their relationship with their surroundings. Proposals affecting heritage assets will be assessed by the degree to which they conserve their significance, by being sympathetic to the assets’ significance. Policy D1 (2019) London’s Form, Character and Capacity for Growth further addresses the issue of understanding character and context.

Policy GG1 on Building strong and inclusive communities London Plan (2021) states that the design of new buildings and the spaces they create should help reinforce or enhance the character, legibility, permeability and accessibility of the neighbourhood.



### **Local Plan**

Section 38 (6) of the 2004 Planning and Compulsory Purchase Act requires that planning applications are determined in accordance with the development plan, unless material considerations indicate otherwise. The development plan in this instance comprises the Camden Local Plan (2017), which replaces the Core Strategy and Development Policies planning documents (adopted in 2010).

The Camden Town Conservation Area Appraisal (2007) is a material consideration and will be used by the council to test new development against the protection of its character and setting.

The Council pays particular attention to design matters when considering planning applications, including for its own developments, to ensure that the character of the area is enhanced and protected. For extensions and refurbishment, the Council will normally require the use of traditional materials as well as good modern design.

Section 7, Design and Heritage, sets out the various criteria by which new development will be monitored and managed, giving Camden's approach to promoting high quality places and preserving and enhancing its heritage. The Council will require that development respects local context, secures high quality design and character and preserves or enhances the historic environment in accordance with Policy D2 Heritage.

The following policies have been considered and addressed as part of the proposed planning and listed building applications.

- Local Plan Section 7
- Local development Framework policies: D1 and D2



## 2.0 HISTORIC AND ARCHITECTURAL CONTEXT

### 2.1 Location and description

Camden town is defined by the historic road pattern focused on the old north-south route, which has become Camden High Street and forms a spine along which development started about two hundred years ago.

The plan form of the area is defined by 19th century speculative development that evolved as a series of grid patterns, with streets of terraced houses within garden plots. The northern border of the Conservation Area is bounded by Parkway and Inverness Street while the western side is defined by the mainline railway from Euston to Birmingham. To the southeast lie Somers Town, St. Pancras and Kings Cross.

The Camden Town Conservation Area lies on rising ground between the lower levels of central London and the hills of Hampstead and Highgate to the north. The Conservation Area also has a gentle slope from its western boundary close to Regents Park down to Camden High Street.



Figure 1: Site Plan

## 2.2 Summary History of Camden Town

In the later middle ages, the amount of building in Camden was scant and limited to a public house (Old Mother Red Cap public house and the Britannia Hotel and Public House. The area was first established as a convenient stopping place for travellers to and from London. By the end of the 18th century the expansion of London had reached Camden Town and local land owners Charles Pratt, Earl Camden, and Charles Fitzroy, started selling leases for the construction of houses. Lord Camden had already begun, from 1789, to build on the farmland of the Cantlowes demesne near St Pancras church and building continued through to the 1870s.

Charles Pratt developed land to the east of what is now Camden High Street and Charles Fitzroy was active on the west hand side. Initially a grid of streets was laid out and it appears the High Street was quickly developed. Many of the streets within the Conservation Area are named after these two families.

By 1801/1804, as shown in Tompson's Parish Map, terraces had been built in Gloucester Place (now Crowndale Road) and houses had been built on either side of the High Street, some of which survive as shops.

By the time the Regent's Canal, which flows to the north of the Conservation Area opened for business in 1820, the development of Charles Pratt's land was well under way. Arlington Road, Albert Street, Mornington Terrace and Delancey Street however remained undeveloped building plots until the railways arrived in the 1830's and generated increased speculative development.

From this period on everything changed rapidly, as goods and people travelled to service the booming city. The railway had a fundamental effect on the development of Camden. On the edge of expanding London, artisans and shopkeepers moved into the area to serve the new working class who made a living from the railways and canal associated activities.

Shops were built on the front gardens of the terraces fronting the High Street, new public houses and hotels opened and poorer working people moved into the streets made grimy by the railways. The area attracted transient residents and provided cheap lodgings, work and entertainment.

By the 1840's the western part of the Conservation Area had been developed as family homes for professional families and created a transition between the grand Nash properties of Regent's Park and Park Village and the tough realities of working life in the more shabby industrial and commercial areas to the east.

Towards the end of the 19th century, parts of the Conservation Area particularly around Britannia Junction, began to be redeveloped, small shops were replaced with larger shops with three or four storeys above and ornate front elevations. There is an impressive history of writers (i.e. Charles Dickens) and artists who have been attracted to Camden because of its relaxed Bohemian atmosphere and affordable housing.

Originally it was two roads, the older Arlington Street at the southern end and Grove Street to the north. In 1816 the Regent's Canal was opened at its northern edge, while around this time Mornington Crescent was established at its southern end.

In the first [published OS (surveyed in 1870), Arlington Street is known as Grove Street. The streets are fully developed and a public house is sited on the corner with Park Street at no 172 and an infants school is located on the south side of the junction.

The 1894 OS shows the abundance of commercial and social buildings in the north of the Conservation Area, with banks and public houses clustered in the main centre at the junction of Park Street and the High Street. Heer there is a more varied plot size and buildings are generally large in a way that represents their function. To the middle and south of the map there is more coherence in the regular terraces of buildings which line Albert Road and Mornington road for example. There is also uniform terrace buildings marked out on the lower half of Arlington Road, becoming a constant part of the street as it moves towards Mornington Crescent at its southern end.

Arlington House is a Rowton House hostel for working men, built in 1905. It was refurbished in 1983 and 2008, is the only Rowton House to remain in its original use. The Roman Catholic Church of Our Lady of Hal (known as the Belgium church) was opened in 1933. As the first Catholic church in the immediate area, it became very popular, especially when many Irish Catholics began settling in Camden Town.

In the 1960's the area became particularly popular with architects and designers attracted by the robust industrial architecture and mews buildings. During the later part of the 20th century the northern part of Camden Town became the focus for youth culture and is a major tourist destination.



**Arlington House**



**Church of Our Lady of Hal**



### 2.3 History of No 173

A building is first plotted on a map in this location in 1870, as part of a larger block comprising broadly the same footprint and plot as now. The buildings position at the centre of a developing social centre is shown in relation to the proximity to the banks, the schools and public houses.

The 1913 OS shows the junction of Arlington Road and Park Street, with a public house on the south east corner of the road. On the north side of Park Street there are two large buildings on the east and west side of Arlington Road. The first block on the east side may refer to the existing building at no 172. Whilst on the west hand side, the unified roofline given over the block that is here in 1913 does not match with the current day plot marks or roof line.

In 1913, the corner in which no 173 is sited is shown as being occupied by one unified building without the current divisions, thus illustrating that the building at no 173 was part of a parade that turned the corner into Parkway. In 2023, the section of the corner building (known as 26/26A Parkway) has two different floor levels which does not relate to the height at no 173. Formerly, these 3 buildings were contained in the same block and may or may not have been the same height. The pair of buildings at no's 175 -177 on its north side marks the change in built form, as witnessed through the transition from small shopping parade to a pair of houses.

On the north side of no 175- 177, the map shows an opening between buildings that feeds into the site of the school. The building on the north side of this access track was probably the main reception area to the school, by which horses and children would pass when making their way to the school.

The 1935 OS continues to show that the building was a part of the corner block and had not been changed at this point in time. It is not known when no 173 was separated from the block of 26/ 26A Parkway, but the extension to the 2nd floor in the 1980's is the most significant point of change.

The 2023 map of the areas shows the buildings divided, with no 173 abutting no 26A Parkway. The rear elevation of no's 175-177 has changed since 1935, as the rear return of no 175 has been demolished, whilst the rear return of no 177 has been extended along the whole width.

#### Planning History

April 2005: Planning permission granted for change of use from food and drink to office.

April 2004: Permission for the change of use of the ground floor from A1 to A3 cafe/restaurant.

March 2004: Permission granted for the installation of a timber-framed shopfront.

November 2003: Permission granted for provision of a one-bed self-contained flat.

November 2003: Permission refused for an extension at roof level to provide a self-contained one-bed residential flat and associated raising of existing extract flue to rear.

1992: permission for erection of an additional storey at third floor level for use as a Chinese Community Centre

1987: Planning permission granted for erection of second-floor extension for use as community centre

MAP REGRESSION



1870



1913



#### 2.4 Conservation Area Context (including boundaries, layout and character)

Camden Town Conservation Area was designated by the London Borough of Camden on 11<sup>th</sup> November 1986. The Camden Town Conservation Area is divided into two sub areas of distinctly different character, a busy commercial and retail area, and, a quieter more formal residential area. The north end of Arlington Road is in the commercial area and the southern end of the road in the residential area. There are a variety of historic buildings in its context which illustrate the dynamic and more familiar elements of the Camden's built heritage.

The commercial sub area consists of a traditional wide shopping street linking the busy junction at Mornington Crescent to the eclectic centre of Camden Town. The focus of Camden Town is Britannia Junction which acts as a hub with diverse characteristics. This retail and commercial area is powerfully urban in character with a variety of shops, banks and stations all existing within the historic architectural streetscape.

Beyond the commercial interests are areas of late 18<sup>th</sup> and early 19<sup>th</sup> century residential development while to the west of the High Street narrow passage-ways link through to quiet tree lined streets forming the residential sub area. These streets of stock brick and stucco terraces date from the early to mid-19<sup>th</sup> century and are more consistent in character than the commercial frontages. The Conservation Area has a high proportion of 19<sup>th</sup> century buildings both listed and unlisted, which make a positive contribution to the historic character and appearance of the Conservation Area.

The Camden Town Conservation Area Appraisal and Management Strategy (2007) details the strong positive character of the area, with specific note being made of the overall 19<sup>th</sup> century architectural and historic character and appearance throughout. Examples of listed buildings in a 100 metre radius are outlined in 2.4.2 and examples of positive buildings are outlined in 3.2.



The buildings of the area reflect its historic and continued significance as a centre of civic life with churches and schools. There are also many reminders of the industrial past and the activities connected with transport infrastructure. The architecture draws attention to the social function (Arlington House), leisure uses (many large pubs) and shopping and commercial activity (Parkway and High Street) that came together to create the identity of the town.

### 2.4.1 The Sub areas (see figure 2 and detail in Appendix 1)

The immediate surrounding area is 'mixed use' in character but residential is the main use in the immediate vicinity. There are a wide variety of commercial uses nearby. With regards social and commercial services there is a commercial parade nearby on Parkway, and within walking distance there is a school, several religious buildings, medical centre and also Camden High Street.

The significance of the site's local context, within the Camden Town Conservation Area, is derived from the electric mix of buildings which are generally grouped and identified as having distinct architectural styles/form.

The Town Centre is of considerable townscape value in its own right, due to the combination of buildings and townscape of high visual quality and the activities in the area, many connected with the historic 'shop trade'. The townscape is largely 19th century with a 'market' character and larger scale retail units found particularly to the north around the High Street

**Sub area 1:** Commercial Camden High Street and Parkway are the main commercial streets. Non-residential uses extend to Kentish Town Road, Camden Road, the east side of Arlington Road, the west side of Bayham Street, Eversholt Street and the streets off Camden High Street.

There is greater architectural variety in the commercial sub-area, due to greater pressure for redevelopment since the later 19th century. Where historic buildings survive, there is a greater tendency for alterations, resulting in fewer listed buildings.

**Sub Area 2:** The residential parts of the Conservation Area are largely homogenous in scale and character, having been laid out within a period of three decades spanning the years 1820-1850. The western part of the Conservation Area comprises long residential terraces running in a north-south direction on a planned rectilinear grid (Mornington Terrace, Albert Street and Arlington Road) intersected by shorter terraces (Delancey Street and Mornington Street).

The western part of Parkway is characterised by the modest scale of the surviving original development, with the best preserved terraces on the south side between Arlington Road and Albert Street.



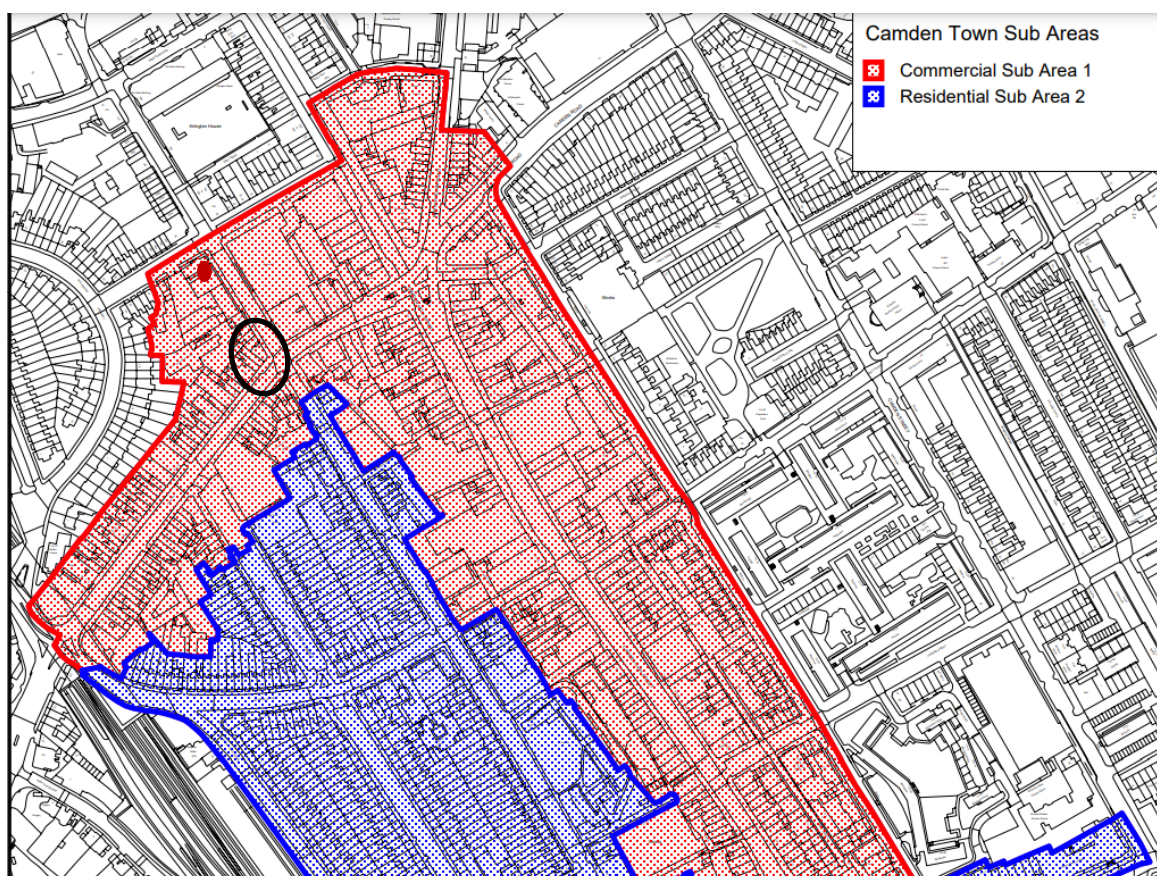


Figure 2: Camden Town Conservation Area Sub areas boundary

## APPENDIX SUB AREA 1: COMMERCIAL

**Parkway:** Parkway is a tree-lined street leading up a gentle slope towards Regents Park. It was developed in the 1820s and 1830s with modest three-storey houses on both sides. These buildings generally have flat-fronted yellow stock brick façades with simple classical proportions and only continuous eaves parapets and simple openings for painted timber sash windows as decorations.

The street has a history of change and development. With the exception of the original pair of houses on the north side at **Nos 98 & 100**, the remainder of properties were converted to retail uses at ground level from the mid 19th century onwards. The simplicity of the design of these early buildings has been recognised by S E Rasmussen who, in *London: The Unique City* (1934), describes the buildings: 'In Parkway we find the simplest form for a house: a large box of rooms. They look as if they were made in a facsimile of the concrete building of later days. A Londoner is so accustomed to them that he does not see anything strange in their form; but their simple lines are not a matter of course. On the contrary, they are results of profound aesthetic ideas.'

Parkway retains several historic shopfronts. These include high quality early 19th century timber shopfronts with Corinthian pilasters in its original form (**no's 81 and 87, listed**), a double fronted timber shopfront (**Nos 35-37, listed**) and ornamental console brackets dividing the shops at no 102-106.



98-100



81-87



35-37



106

The modest scale of the original development survives in most part in the western portion of Parkway, with the best preserved terraces on the south side between Arlington Road and Albert Street. Here, the absence of roof extensions has retained original building heights and only the raised parapet on one building at no 55, on the corner of Albert Street, breaks the uniform height.

On the north side, the original houses survive to a large extent but alterations and extensions detract from the initial homogeneity. There are interesting projection bays through the first and second floors of particular buildings such as no's 42-44. This contrasts with the addition of mansards with dormers in places such as no's 36-38. No 46 is exceptional in this section of Parkway as it is over 4 storeys whilst the trend for mansard extensions is seen at no 66-70.





Parkway, South side between Arlington Road and Albert Street, No 55 Parkway



36-38

66-70

Parkway, north side between Arlington Road and Albert Street

### Parkway: East of Arlington Road

Most of the original development was largely changed from the late 19th century, in the eastern length of Parkway **east of Arlington Road**. It was replaced by late Victorian and Edwardian architecture of a greater scale, accentuating the approach to Britannia Junction. On the north side, No 10 is a solid four-storey red brick building built as a post office, but now in retail use.

The Odeon frontage at No 14 is an example of the streamlined style gaining popularity with an emphasis on the vertical aspect of the building. Formerly a Gaumont Cinema erected in 1937 on the site of the Royal Alexandra, it was Camden Town's first major entertainment venue dating from 1873. The cinema was reopened in 1997 as a multi-screen cinema, the Art Deco frontage restored.

On the south side, close to Britannia Junction, No 5 was built in 1874 as the London and South Western Bank, but converted in 1990 to the popular Jazz Café.

### Parkway: West of Arlington Road

The public house on the south-east corner of the junction with Arlington Road, was formerly The Rat and Parrot, but was built as The Camden Stores. It dates from 1924 and was designed in an inventively free Arts and Crafts style, comprising two storeys topped by a mansard roof. The original Truman brewery signage is still visible on the front of the building.

West of Albert Street, there are offices accessed through an archway in former industrial buildings known as Parkway Yard. No 77, consisting of 19th century industrial buildings grouped around a small irregular courtyard, is a conversion dating from 1973-76 for Sheppard Robson Architects, an early example of this type of rehabilitation with large expanses of glass incorporated in the historic brickwork. No 79 Oval Road (Old Piano Factory) was converted (1987-88) to offices, with the original windows retained, and the addition of a new low entrance block adorned with colourful ironwork.

Nos 49-55 is a large cream-painted two-storey building, dating from the 1920s but largely reconstructed in the late 1990s. It is noted for its repetitive elevational treatment, but the corner bays are currently disfigured by the insertion of out of scale public house signage.

Further west, the Dublin Castle Public House at No 94 is a good example of a Victorian public house, with a lively stucco-faced double frontage. Nos 110-112 (1904) is an early example of the Wrenaissance style, comprising a wide red brick building with stone dressings, with an elaborate stone doorway and curved, broken pediment.

On the corner of Gloucester Avenue, Design House, No 120, is a low, two-storey marking the beginning of the built-up area (and the Conservation Area). A former 1930s garage, it was radically changed in 1983<sup>8</sup>. The curved corner elevation is clad in mirrored glass panels set in blue powder-coated framing.



1977, 25, Camden Stores



2022

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<sup>8</sup> design by Troughton McAslan architects



94



112



No 79 Oval Road (Old Piano Factory)



120

### On Arlington Road:

Industrial uses populate the east side of Arlington Road, particularly at the northern end close to Parkway. Buildings have been converted to new uses, such as Nos 142-152, a solid early 20th century red brick electricity substation now used as a sports centre. It is interesting how the gridwork arrangement of parts on the elevation reflects the former industrial use of the building and also relates to other buildings in the proximity.

The listed No 104, a former tramway electrical transformer built in 1908 by the LCC, has been converted to a showroom for an architectural ironmongers. It is a rectangular design with stock brick and stone bands, as well as a slate roof with stack to rear. It has an austere classical street frontage in brick topped by a pediment. No 122 is a stylish, renovated office building, with '1933' prominently inscribed on a wide pediment.

Behind, to the east of Arlington Road, a series of pedestrian alleys lead into the High Street, adding developments: examples includes Underhill Passage, Pleasant Row, Mary Terrace, Miller Street and Symes Mews.





142-152



122



104

## SUB AREA 2: RESIDENTIAL

The sub area is characterised by the grid pattern of residential streets which occupy the land west of Camden High Street.

### Arlington Road:

**West side:** Arlington Road represents the eastern edge of the northern part of the residential sub-area. The western side of the street consists of complete terraces with houses smaller than those in neighbouring streets, consisting of three storeys on basements. Constructed from brick, they are stucco trimmed and characterised by cast-iron balconets and spearhead railings around basement areas.

The houses date from the 1820s to c 1840. From Mornington Street northwards, the houses (i.e. at 101-145; 38-42) have a distinct local roof form. This terrace of 23 houses is rendered at ground floor/ basement and there is a slate roof with party wall stacks. Nos 101-131 has rendered parapets, those to Nos 109-131 with mouldings. Nos 101, 105 and 145 have mansard roof extensions not considered to be of any special interest.

Other examples of Georgian terrace houses (& Railings) at no's 157-161 Arlington Road, make a contribution to the street scene of Arlington Road. The roofs are located behind the front parapet, with the valley hipped towards the back and continued in slate to form the top floor, with large chimney stacks on the rear elevation. ***This pattern gives rise to a characteristic and distinctive vertical emphasis, alternating with the slated mansards and long stair windows. Most roofs are intact and can be viewed from Mornington Street.***



No's 157-161 Arlington Road



No's 101-123 Arlington Road



1977, The 1840s houses at numbers 101-145 (odd) Arlington Road



38-42

**The east side of Arlington Road** is less uniform, as residential uses are interspersed with commercial uses spilling over from Camden High Street to the east. There are several examples of 20th century public housing, such as the interwar Cobden House and Ruscombe House which was built in 1960 on the site of a bombed chapel on the south-west corner of Delancey Street. There is also three 1950s blocks Fairfield, Foxfield and Brierfield which make up the Three Fields Estate set in a small area of soft landscaping between Mary Terrace and Miller Street.

South of Delancey Street, No 88 was constructed in 1996 in a watered down neo-Classical style, harmoniously abutting its early 19th century neighbours.

**Our Lady of Hal** was built as a Belgian church in 1933 and is constructed with a polychromatic brick frontage four storeys high and in two sections. The earliest section on the left has a gabled centre with slim lancet windows above a porch with three arches. On either side of the central section are single bays with plain rectangular windows beneath a steep pitched roof with large dormers.

South of Parkway, on the site of the Belgium Church, is a more recent terrace in a neo-Classical style, but with poor quality architectural detail. Facing the junction with Mornington Street, the rendered Nos 30-36 are a good example of industrial premises converted to residential and office uses. This block is part of a bigger scheme embracing the former British Railways building situated at no's 1-11 Miller Street, with a raised roof visible above the rooftops in several directions. It is interesting to note that the modest group of three Victorian houses (no's 38-42) have been retained in the middle of this development.





Cobden House



Ruscombe



Three Fields Estate



30-36



88

**Arlington House** is an imposing landmark of a considered design with richly detailed terra cotta dressings and a distinctive roofscape; its scale and attention to detail reflect both its function and the idealism of its origins.

It is an E shaped building, over five storeys with basement and attics. The main west elevation is symmetrical. It is built mainly in a variegated red brick, with a wide red brick bay with gable and a narrower slightly recessed bay and a tower with concave pyramidal roof adding to the vertical quality. In the centre of the entrance bay is a slightly projecting section two windows wide, rising to attic level, with pediment. The brickwork to the ground floor is rusticated. Fenestration is absolutely regular, with arched windows with terracotta hood moulds to the ground floor, and rows of narrow sash windows to the floors above, including in the gables and at the top of the towers.

## 2.4.2 Listed Buildings

Camden has a selection of fine Georgian buildings, from the sizeable town houses (plus mansards) of Mornington Crescent and the converted industrial buildings of Arlington Road. The Conservation Area has a high proportion of 19th century buildings both listed and unlisted, which make a positive contribution to the historic character and appearance of the Conservation Area. There is an overall 19th century architectural and historic character and appearance throughout.

In a 100-metre radius of the site there are five listed buildings:

### **No's 157 - 161 and attached railings to front, Arlington Road**

It is a terrace of 3 houses over 3 storeys at the end of a row, one with contemporary shopfront. c1840. No's 157 and 159 are in stock brick with renewed parapets concealing slate roofs. No.161 is rendered with a raised mansard that is not of special interest. All windows have small-pane glazing bar sashes whilst those to no's 157 and 159 are under gauged brick heads and those to No.157 have margin lights. The ground floor windows to no's 157 and 159 are round-arched, with the ground floor windows and doorcases having moulded surrounds, panelled doors and toplights,

**Nos.3-22 Gloucester Crescent (East side)** is a curved terrace of 20 houses, from c1840-45 and in the Italianate style by Henry Bassett. The buildings are yellow stock brick with stucco dressings and have slated hipped roofs with enriched slab chimney-stacks. The majority of houses have distinctive projecting eaves and shaped brackets. The projecting towers, large stacks and round arched entrances in recessed bays are part of the overall character of this impressive group.

**37 – 43 Inverness Street** is a terrace of 4 Mid C19 houses forming a symmetrical composition with the return of No.23 Gloucester Crescent. The buildings are in yellow stock brick with channelled stucco ground floors and plain bands at 1st floor level; No.37 is smaller at 2 storeys and it has a single window, recessed portico and ground floor tripartite sash with enriched brackets to mullions. The group as a whole have architraved 1st floor sash windows with console bracketed cornice and cast-iron balcony. At the roof storey there is a cornice and parapet with arcaded balustrading.

**Nos.40 - 44 Inverness Street** is a terrace of 3 Mid C19 houses, again distinguished by the yellow stock brick with stucco dressings and channelled stucco ground floor with 1st floor band. The order ifs over 3 storeys and 2 windows wide. There are square-headed entrances with panelled doors/ overlights and architraved sashes. The 1st floor has console bracketed cornices and cast-iron balconies, whilst the 2nd floor has a cornice and blocking course.

**35-37 Parkway (Palmer's Pets)** is a pair of early C19 terraced houses which in c1921 were converted to retail use by Palmer's Pet Stores. They have a shop front that runs across the ground floor of a pair of three-storey 1820s houses, each of a single bay and part of a larger terrace. The shop front is symmetrical with three large display windows flanked by two doors which have smaller, curved display cabinets inside the porches. The shop front, dating from around 1938, is of special historic interest as a rare survival of a pet shop advertising exotic pets



**Figure XYZ: Location of listed buildings in immediate context, within 100 metres**

Other listed buildings outside the 100 metre context zone include Arlington House, no 104 Arlington Road, the Spread Eagle PH and no's 101 – 145. These make an effective contribution to the character of the conservation area because of the way they are grouped together. No's 57 and 59, 81 and 87 Parkway are individual elements that add to the group on the east side of Parkway.

**The Spread Eagle** is a public house, incorporating 2 former terraced houses in Parkway and 3 in Albert Street. The house is earlier-mid 19<sup>th</sup> century with an altered late C19 and C20 public house frontage. It has an irregular range of 3 windows to Parkway, with distinguished bowed corner treatment with 2 windows and 7 windows return to Albert Street. The corner has large wooden framed windows, lower portions segmental headed, upper portions with mullions and small panes. The 1st floor casements have a continuous cast-iron balcony above fascia, whilst there are recessed sashes to 2nd floor and a parapet.



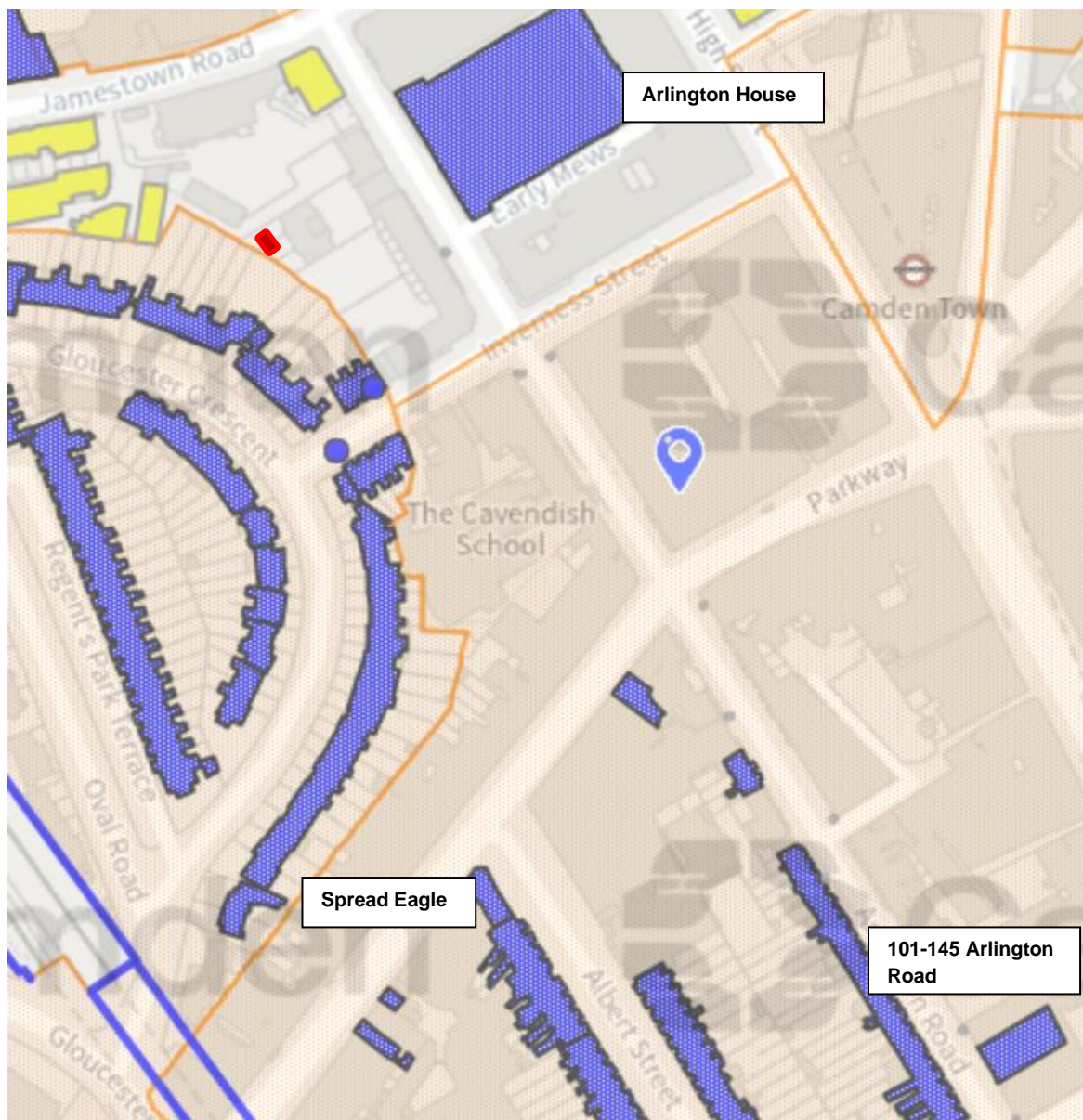
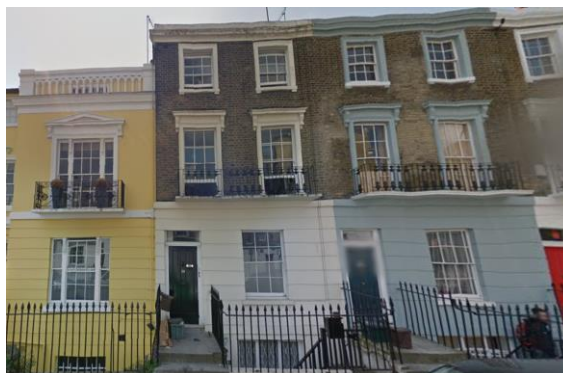


Figure 4: Listed buildings, outer 100m receptor zone; plan from Camden.gov.uk

Illustration 1: Listed Buildings in context



3-22 Gloucester Crescent



37 – 43 Inverness Street



40 – 44 Inverness Street



The Spread Eagle



95 – 97



81 and 87



## Townscape of Camden High Street

Camden High Street is architecturally diverse, with a lively mix of 19th and 20th century buildings. The skyline boasts a greater variety of roof forms and chimneystacks. There is a broad range of building materials, with a prevalence of brick, but including natural stone, stucco, polychromatic brickwork, concrete and instances of glazed tiles and faience.

Camden Town Underground Station (1907) contains buildings which are smaller in height (two and three storeys) than the High Street. Yet it dominates the crossroads because of the long views along the High Street. Camden Road/Greenland Road corner is also distinctive at no 166, especially in long views along Parkway, with buildings of four storeys with an additional fifth attic floor. The buildings at the junction with Parkway are also important corner buildings by way of their four and five storey heights, vertical emphasis and elaborate architectural treatment.

No 166 forms part of a group of large buildings on the side of Camden High Street. Located on the southeast corner, it is clad entirely in stone and is in the ornate French Renaissance style. It forms a strong connection with no 174 on the other side of Greenland Road at no 174.

The three-storey corner building (2 Kentish Town Road) on the Kentish Town Road/Camden Road corner is a landmark building by way of its gabled façade and distinctive mock-Tudor architectural treatment. Britannia Junction is also a significant nodal point in the tightly knit urban grain of the Conservation Area.

The four and five storey parade between Greenland Street and Greenland Road (no's 140 – 164 Camden High Street), is a neo-Queen Anne style terrace constructed from elaborately decorated red brickwork. It has a strong vertical emphasis to the streetscape due to the steeply pitched tiled roofs, Dutch gables and tall chimneys. Nos 140-142, on the corner of Greenland Street (1889). Nos 102-110 are 19th century brick houses behind shops, with rooflines of varying levels.



No 166 Camden High Street



142 Camden High Street



No 174 Camden High Street



2 Kentish Town Road



Nos 140 – 164 Camden High Street



Nos 102-110 Camden High Street,



138 Camden High Street



Alterations and extensions in the High Street have introduced over time some diversity to the original homogeneity of design. Much of the uniformity of the surviving terraces has been lost due to additional storeys which have broken the parapet line, and mansard roofs which have altered the roof form. The replacement of original windows is widespread and some brick facades have been painted

There is a more varied roofline on the west side of the street, between Delancey Street and Parkway, due to the presence of several two-storey buildings. Interwar Art Deco buildings are at Nos 115-119, 121 and No 137. Nos 139-141. Nos 155-157 is a high quality, four-storey brick building with twin gables (and with a third gable facing into Underhill Passage), with a canted bay at the corner.

No 179 is a gabled red brick building whose scale is accentuated by the single width bay and the lower buildings to its sides. The elegance of no 187, at the corner of Parkway, is derived from the free neo-Queen Anne style, whose cupola, pediments and towers enliven this point. Nos 103-107 are three storeys with mansard roofs and represent the High Street's oldest survivals.

### **Architectural influences**

The redevelopment which took place at the turn of the 20th century around Britannia Junction, extending along the east side of the High Street, breaks with the smaller scale of the early development. As it introduced commercial buildings of four or five storeys, with taller storey heights, and larger footprints, often on corner plots. A rich architectural treatment is seen, often adhering to a range of late Victorian and Edwardian Revival styles and accentuating the importance of new building types such as banks and large commercial premises.

The area is characterised by its concentrated wealth of architecture, and the subtleties of detail within each building. Distinctive architectural styles range from the Queen Anne, Art Deco and Arts and Crafts. Much of the early 20<sup>th</sup> century architecture is clearly expressive of the areas growing social identity and the manner in which the upper floors of large buildings were detailed is a major part of the built character of Camden Town.

The area's architectural character is largely drawn from its 19th century buildings, mostly three or four storeys and some with residential units above the shops. . With the exception of the earlier listed buildings, many of the buildings are of a broadly similar period. Fluctuations in architectural style and function exist together in Parkway, leading to a variety in scale and character.

In general, the integrity of the Conservation Area has been largely maintained through the re-use of the historic buildings and the relatively controlled development of elevations. AT the roof level, the buildings of Camden Town are characterised by finely crafted lines and well decorated planes, bringing much enhancement to the Conservation Area.



103-107 Camden High Street



Nos 155-157 Camden High Street



No 179 Camden High Street



No 187 Camden High Street

### 3.0 ASSESSMENT OF SIGNIFICANCE

#### 3.1 Assessment of Arlington Road, North:

##### The Built Character of no 173

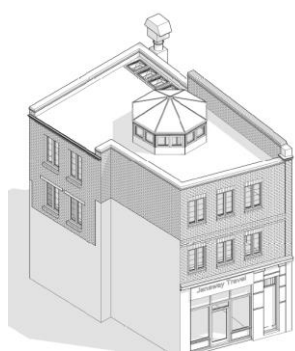
No 173 dates from the 1930's when it was rebuilt following changes in ownership with the corner block and the subdivision of one unified building. The existing building at the application site was originally a two storey building but has had an additional storey permitted (and constructed) in the 1980s.

It is now three storeys including ground floor and it is in the middle of a short row of properties with different heights, brickwork and floor levels.

**No 173** is adjacent to a parade of 1930s buildings to the south (on the corner with Parkway) and to two c.1840s houses to the north. 175 Arlington Road, until recently, retained its historic valley roof. 177 Arlington Road has had a constructed mansard extension.

It has been noted above that its former status as part of the corner block to Parkway was altered in the 1930's. It is known that the height in the 1930's was two storeys and was raised in height by an additional one storey extension in the 1980's. This accounts for the reason the brickwork on the 2<sup>nd</sup> floor is different to the first floor. When comparing the brickwork with the adjacent buildings on its south side, only the first floor brick is in keeping with the build of no 26 / 26A.

There is a physical connection with the parade although the scale and detail is not unified. No 173 doesn't appear to be immediately connected with the 1930s commercial premises on the corner and if anything is a secondary ancillary building whose former historic unity has been separated.



Roof profile





## Built character between Parkway and Inverness Street

### 26(A) Parkway, no's 175-177 and 179 Arlington Road

On the immediate south side, **no 26A** is a two storey building with a single width bay occupied by a three part window to one side. The wall is terminated by brick eaves which appear to fold into a flat roof behind.

The eaves at no 26A are in the same level as the lower cill of the 2nd floor windows at no 173 and suggest much contrast. The 1st floor windows of no 26A and no 173 are on the same line, indicating their possible unity and constriction at the same time as part of the same scheme. Yet, the difference in form of no 173 at 2nd floor level shows that it was probably an extension or rebuilt at a later date.



175, 173, 26A Arlington Road



179 Arlington Road, Cavendish School



175-177 Arlington Road



181-187 Arlington Road

The two houses on the north side at **no's 175-177** are a distinguished pair of prominent 19th terraced houses. Their proportions are excellent examples of traditional building technique with the main windows on the first floor balancing well with the smaller 2nd floor windows and the components of the shop front such as the pilasters and the dentilled coving/ fascia. The parapet is ornate and the wall runs to the side of no 177.

In comparison with no 173, no 175 and no 177 are taller, have greater attention to architectural detail with respects to the windows, the parapet and the shop front.

**No 173** incorporates a simple metal parapet at second floor level, which runs along the width of the front and to the southern exposed section to the side. The front elevation is divided into three bays principally by three sets of windows which are set into the first and second floor, aligned with one another on the vertical plane. The window uppers are squared and formed of soldier bricks that give some rhythm to the whole and when combined with the windows, create a balance with the vertical and horizontal movement of the building.

**With regards roofs**, no 173 had an additional second storey constructed in 1980s for Community use. Another additional lantern structure that sits in the middle of the roof was added in 1991 This feature is not seen from the street.

Examples of changes to the upper floors of adjacent buildings provide a definition of what may be acceptable. No 177 has had a roof extension (J11/11/H/30587) and no 175 has had a recent permission for a mansard roof extension, with an extension to rear across ground, first and second floor including creation of terraces (2021/4929/P).

It is noted that the work at no 177 is concealed behind the parapet and not visible to the street.

The building was built at the same time as no 26 and 26A Parkway and varies in form and materials to this parade. This difference in building width and height reflects the ad hoc/organic evolution of typical Parkway design and the eclectic nature that reflects this part of Camden Town.

The space has always been occupied by a building although it is noted that it changed in its scale and manner in the later 20th century. There were changes in the 1980's of which no 173 was subject. The overall character of its appearance in the townscape illustrates its redevelopment at one period of time, meaning that the building seen today is different to that which was originally on this site.

The main height of the building is two storeys, making it lower than no 175 – 177 on its north side and higher than no 26A on its south side. On the other side of no's 175-177, the ridge of no 179 is of the same height, whilst all the other buildings are of a varied scale in its immediate context.

On the west side at **No 179, the Cavendish School** is housed in the 1850s buildings of the former St Mark's Parochial School. No 179 is an attractive building with stone window headers, an arched entrance to the side and a fine oriel window to the roof all expressing the status of the school. A grand stack is sited between the main gabled roof and the secondary gabled bay, with the stone bargeboards defining the austere nature of the building.

Opposite, this eastern stretch of the street is dominated by the flank of the **Mecca Bingo Hall** (180 Arlington Road), part of the 1930s Odeon development, which makes a distinct contribution to the Conservation Area. The dramatic pantile roof slope recalls early 20th century architecture in the Netherlands.



**Mecca Bingo Hall, 180 Arlington Road**



**172 (A) Arlington Road**

### 3.2 Buildings that make a positive contribution

Many of the buildings which are not listed are considered to make a positive contribution to the special character of the Conservation Area. Of the building types which make a particular contribution to the character and appearance of the Conservation Area, Arlington Road is most represented by 19th and 20th century terraced buildings and shop buildings, as well as individual landmark buildings such as Mecca Hall, Camden House and Arlington House.

**On Arlington Road**, The substantial former Police Station building is located at No 199 on the south corner of the Inverness Street junction. **Camden House** (no 199) is a large 19th century townhouse with a mansard and dormers giving a strong landmark quality to this section of Arlington Road.

This four storey building is distinguished by the canted bay, the ornate overhanging eaves. In contrast, at **no's 181 – 187**, there is a long linear row without a roof that connects with Cavendish School. The building is distinguished by the grand arched ground floor windows, typical of a former school Hall. To the north of Camden House, the grand and attractive mass of Arlington House is sited. The tower is visible in certain views from the surrounding streets.

On the eastern side of Parkway, Our Lady of Hall is a slightly unusual church with a mainland European character, presumably influenced by the Belgian order which commissioned the building. The main body of the church is largely hidden in street views, but the street frontage, with that of the presbytery, makes a positive contribution to the Camden Town Conservation Area.



## 173 Arlington Road

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All the buildings between Parkway and Inverness Street are considered to contribute positively to the area, Mecca is a focal point whilst **no 172(A)** on its side has a presence given by the stock brickwork, arched windows and doors. The building, over 4 storeys, folds elegantly to the corner building at no's **22-24 Parkway**.

On the west hand side of Arlington Road, 4 separate buildings are thought to contribute to the character of the Conservation Area.

No 26, 26A, 173, 175-177, Cavendish School are all of varying sizes and scale. The plot widths, detailing and roof profiles are different across the group, indicating an individual design intention when built. Their importance to the Conservation Area is mainly due to the fact of this difference and that they represent a period of organic development in the early 20th century.

It is interesting to note the contrast with the main centre of Camden Town. With the commercial forces fanning out from Camden High Street and the advent of large commercial buildings, Arlington Road was located sufficiently away from the main street to garner more intimate examples of design. Indeed, it is witness to a transition from the commercial to residential nature of the built environment.



199 Arlington Road, Camden House





Our Lady of Hal Church, Arlington Road

**On Parkway**, no 25 is a fanciful display of architecture with the Truman Brewery logo establishing the former industrial identity of the building. The groups on the east and west side are noted for their modest elevations and the way on which their historic shopfronts continue to this day to play a part in the local street. They are all three storeys with subtle gradations in height seen in certain places. The houses on the east side generally have flat roofs (no's 27-47) whilst on the west side there are many examples (no's 82-90; 66-70) of mansards set back from the eaves.

**The Dublin Castle** is an exceptional building due to the cornice to the eaves and the built up parapet. This is then followed by a run of single bayed buildings (no's 96-108) whose narrow width and simple form creates an attractive rhythm. The southernmost end of the Conservation area is bookmarked by a pair of buildings whose rooftops express a quality seen through Camden Town. The early 20<sup>th</sup> century building at no's 110-112 has dormers built to the front of attics, whilst no's 112-118, built later to reflect no's 110-112 has mansards with dormers.

**Examples of positive buildings on Parkway:**



82-90 Parkway



94 Parkway, Dublin Castle roof



96-108 Parkway



110-112 and 114-116 Parkway

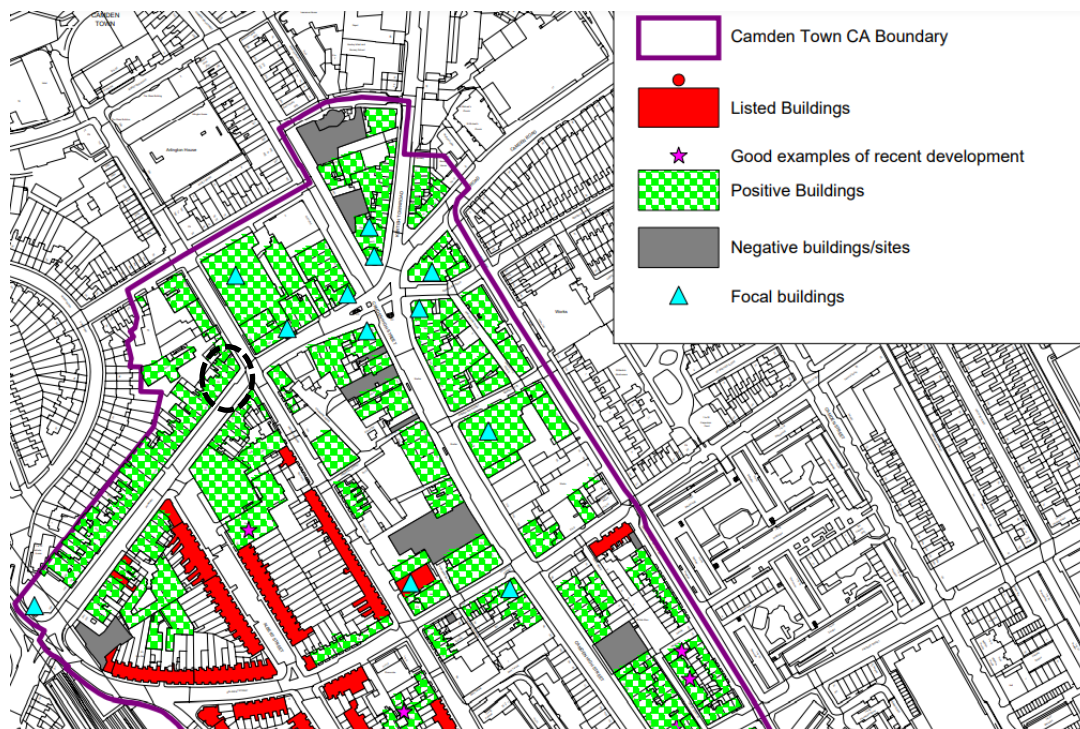


Figure 5: Built Heritage Sensitivities



### 3.3 Views and Visual Character

There is a medium concentration of listed buildings within the Conservation Area, mainly comprising first-class Georgian townhouses and large commercial/ civic buildings (such as banks and public houses). Most of these original Georgian terraced houses are of a grand scale and finely detailed. Parkway is more characterised by ordinary sized shops with much less ostentation than Camden High Street.

The buildings reflect the diverse and changing architectural styles over the last two hundred years. Terraces of flat fronted early to mid-19th century houses now fronted by shops, mid Victorian stucco terraces, Victorian Gothic buildings, late Victorian and Edwardian red brick parades four and five storeys high with decorative gables, imposing banks, places of entertainment and public houses occupying key focal sites. Many later 20th century buildings are also of interest, showing the continual development of the area.

From the late 19th century, the original development was largely replaced in the eastern length of Parkway east of Arlington Road. There is an abundance of late Victorian and Edwardian architecture of a greater scale, accentuating the approach to Britannia Junction. Its eclectic nature contrasts with the more planned development seen in the Residential sub area.

The variety of appearance in the townscape illustrates its largely organic development, with the redevelopment of original buildings over the 19th and 20th centuries leading to some sympathetic and some less sympathetic interpretation of buildings; These adaptations and changes contribute much to the current built character of the area.

The unity of materials adds to the overall architectural quality of the area with brick the predominant materials for the buildings, mainly in stock brown, red or polychromatic. Stone is widely used for detailing and is a prevailing character of the area.

The public houses (Spread Eagle and no 25), the Church of St Michael, Belgium Church are good examples of early pubs and civic buildings respectively. Camden Market forms an important element in the townscape and acts as a focal point. The commercial sub area consists of a traditional wide shopping street linking the busy junction at Mornington Crescent to the eclectic town centre at the heart of Camden Town.

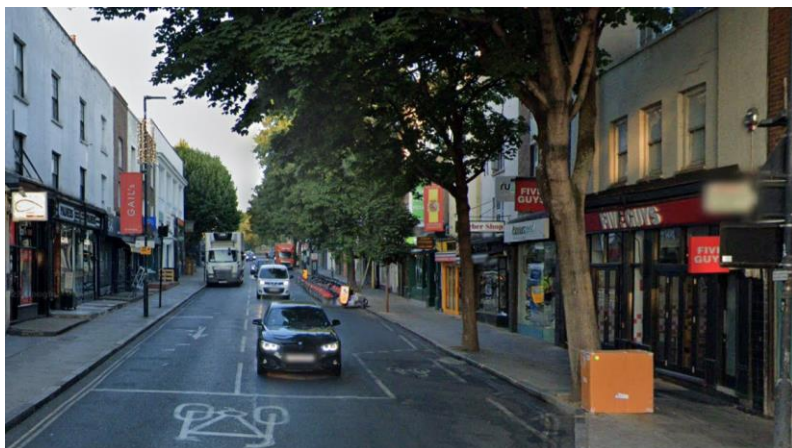
Prominent corner buildings act as focal points in long views. These include examples at Britannia Junction, of No 176 Camden High Street, No 166 Camden High Street and No 187 Camden High Street.

#### Views and vistas

Two strategic views are related to the site at no 173.

1. The Conservation Area Appraisal draws attention to a number of focal buildings in long views, including Nat West Bank at No 166 Camden High Street in views along Parkway to the west and Camden High Street to north. From the junction with Parkway at Arlington Road this view in a northeast direction is terminated by the Impressive elevation of the Worlds |End Public Ouse on Camden High Street.





**Strategic view towards outer edge of Regent's Park**

2. There is also a view out of the Conservation Area considered to be important. There are views up the hill to the west along Parkway towards the tree canopy of Regent's Park, with views. From the Arlington Road junction this view is more distant and is characterised by the greater presence of street trees on the pavement along Parkway, indicating its connect with the Park.



**View towards No 166 Camden High Street/ Worlds End**

### **Local Views**

Views within the context of 173 show a range of structures, in terms of scale, form, fabric and form. The roof line is an integral part of the interest in the section of Parkway and Arlington Road that sits in the visual context of the site.

The former Camden Stores (no 25) , contribute to the section of townscape at the central part of the Conservation Area. No's 35 - 37 Parkway, Belgium Church, Cavendish School and Camden House also contribute to a varied townscape. In a north westerly view from Parkway along Arlington Road, two buildings give a varied architectural impression.

The Mecca Hall is a linear bulk with a dynamic roof, which contrast with the tower at the top of Arlington House which is seen in the background. The townscape in this view is of interest as it is comprises the 1930's example of streamline architecture of Mecca, the well-proportioned Camden House and the exuberant Arlington House.



**Northerly view up Arlington Road, Mecca in foreground, Arlington House tower in background**

The junction of Arlington Road and Parkway is the main space for taking views in both east and west directions. A pleasant panorama of brick buildings over three storeys and roof extensions (including mansards) is taken in both directions. Chimney stacks, gables, dormer windows and parapets are generally in evidence establishing the presence of the building at the upper orders.

In a westerly direction the repetition and order of the parade (no's 29 – 47 on the south side of Parkway) forms the visual focus, as the eye captures the quality of the buildings above the shops. The character of this group of buildings over 3 storeys is part of the visual experience, as is the counterweight given by the raised parapet of no 55 at the end of the row.

The order seen on the building to the south side of Parkway contrasts with the more individualistic character of buildings on the north side. The canted bays on no's 40-42 give the building a depth whilst the mansards on no 36 and no 38 express a subtle verticality to these narrow houses.

From the receptor point at the junction with Arlington Road, there is some variety in the views taken down the respective streets. Looking towards Camden High Street, the Odeon, no 20 and Camden Stores are very much in the foreground, whilst the Worlds End public House is focal point in the background. In a southerly direction down Arlington Road, the gables on no 25 and Belgium Church come to focus and allow a view of the interesting residential groups that populate the road here, such as 156-164.

With the exception of no 25 there is not one grand façade visible in short-range views from the subject site. The Bingo Hall is vast and the roof creates a dramatic townscape. Otherwise the buildings on this stretch of Arlington Road are more intimate and distinguished by virtue of their modest nature.

No 26 on the corner of Parkway is three storeys with a brick parapet that is raised on one section to the front. No 26A is two storeys whilst no 173 is three storeys and relates to the overall scale of no 175- 177. In the short range there is a subtle difference of heights with no 173 and no's 175-177, largely due to the raised eaves and parapet on the latter building.

Views into and out of the area occupied by no 173 are given by the opening up of the road at the junction with Parkway. as it comes in from the east and west. Local vistas are formed by the linear Parkway. Along this road the focus is usually upon dominant, detailed landmark buildings, particularly towards no 25, no 55 and the Spread Eagle.

When looking northwards from the junction with Parkway, the staggered and varied upper order of the buildings is more than apparent. The newly consented, mansard on 175 is visible, raising the architectural quality of the roofscape in this location. Currently, the gabled ends of no 26, the gabled roof of Cavendish School and the Mecca roof are the most interesting parts of the roofline in this part of Arlington Street.

### 3.4 Design in Context

The character of Parkway is dominated by a mix of periods, the style of building is largely retail with a fusion of residential and commercial. Therefore, buildings of differing periods (Georgian, Victorian, Edwardian and Modern), various architectural styles and functions tend to coexist together in the same street, creating an interest in scale and character.

Where alterations have taken place, they have had scope to refer to much change in the urban context, although there are also some general patterns which refer to the established character of the street. Design clues common to the architectural character include scale at 3-4 storeys, the use of the brick and the tendency for mansard roof extensions and dormer windows.

Greater detail of individual buildings in context is given in 2.4.1 and 2.4.2, with a selection of representative photographs. This analysis of the architectural trends and idiosyncrasies is essential in understanding the significance of the historic built environment and is a key part of establishing the context for development at no 173.

Structures such as Mecca Hall, were built to address their surroundings and in particular the shape of the land as its connected to the Gaumont facing Parkway. The buildings to the north of the site provide an attractive enclosure to no 173, whilst those to the south are a little more connected to the retail character of the buildings on Parkway.

Indeed, no 173 has a more attractive relationship with no's 175-177 than it does with no 26A. in the immediate context of the building there is a general sense of no 26 providing a book end. Rather there appears to be a more constant urban edge with less spaces around buildings a common sense of 2-4 storeys, with no 172 on the other side of the road at this higher end.

All buildings in the surrounding area are in a good state of repair and all are used on a daily basis, adding vibrancy to the wealth of architectural heritage within Arlington Road and the Camden Town environs. Many of the buildings are old and have been adapted to modern purposes.

Groups of buildings are identified as forming a critical part of the historic townscape. Helping to give an individual identity that contributes to the character of Arlington Road as a historic street. Buildings (no 25 Parkway, 172 & 175-177 Arlington Road and Cavendish School) are in the context of no 173 and are of interest for the quality and diversity of heritage they display.



Whilst the appearance of the elevation at no 173 is somewhat ordinary, the roof is, in its current form, of neutral value to the street scene in this part of Camden Town.

In relation to the more impressive rooflines as seen at no 175 Arlington Road, Camden House, no 25 Parkway and Dublin Castle, the top of no 173 makes an ordinary contribution. Also, in relation to the view of Arlington Road in the background to the north and the view of the tower of Arlington House on its east side, it does not really add to the significance of the composition in which the listed building is seen. This may be seen as bringing a neutral quality to the overall character of this listed building.

Greater detail of individual buildings (listed and unlisted) in context is given above with a selection of representative photographs. This analysis of the architectural trends and is essential in understanding the significance of the historic built environment and is a key part of establishing the context for a roof top development at no 173.

### 3.5 Roof Profiles

The surroundings have a varied roofscape and the historic scale of 2 – 4 storeys is an important part of the area's character. Whilst the scale of the conservation area is generally consistent with most buildings not rising above three stories, there are many buildings whose vertical elevation is enhanced by mansard roof top development. This provides the current townscape on the north side of Parkway where no's 22-24 and no 38 have individual examples of mansards. These balance with the grander *slated mansards* at no's 157-161 Arlington Road.

Additionally, many of the houses originally had pitched roofs set behind a parapet, as seen for example at Nos 101-131 Arlington Road, The Spread Eagle and **37 – 43 Inverness Street**. Elsewhere on Parkway, many of these traditional roofs have been altered and some have mansard roof extensions.

In the subject area many of the later Victorian buildings have elaborate roof forms, including attics (no's 22-24 Parkway), pediments (Arlington House, no 122 Parkway), gables (no 25 Parkway) and chimneys, which form part of the original design conception. Mansards have become an acceptable form of roof extension, and their position behind the eaves and cladding in slate generally gives this roof form a quality finish to the upper storey of a building.

Historic mansards of quality are seen at no 25 and at the Worlds End. There are many instances where small groups of buildings have been designed and detailed as groups, ranging from small group (34-38) to longer stretches of terraces (27-45). Here, the presence of roofs do not disrupt the unity or character of the group or conservation area.

It is interesting to note the contrast between the east side of Parkway with the west side. As the former has a more regulated roofline with the groups of buildings on the former all having a common V-shaped profile (London roof type). On the other side there is far more incidence of a mixture of treatments at the upper order, with the mansards at no 36- 38 amplified by the presence of mansards at no 58-60.



**Figure 6: Earth map, showing London roofs and Mansard roofs**

On Arlington Road, the most characteristic examples of unified rooflines is seen in the residential terraces at the central and southern end of the road. There is however not in general a consistent roofline in the section of Arlington Road at no 173. Basically, it is the varied skyline of the group of buildings on the east and west side of Arlington Road (between Parkway and Inverness Street) that is of interest, as contrasts are seen in scale and roof form.

No 173 does not have a historic roof form or structure and so a roof extension should be acceptable.

### **3.6 Heritage and Design considerations**

The buildings of this part of Camden are being important elements of the Borough. The overriding architectural character of the shop, commercial and residential buildings is central to the Conservation Area.

This part of the conservation area reflects phases of growth which are concurrent with significant pieces of architectural history. As some of the buildings constructed within the area were directly or indirectly connected to the growth of the Georgian settlement is a source for civic pride. The late Victorian expansion connected with the new High Street is another phase illustrated through the built environment. The desire in the first part of the 20th century to rebuild and adapt the High Street saw a change in the civic consciousness, as buildings were seen to embody the power of the companies that occupied them. In Parkway, the more modest character of the original buildings was retained and is in contrast to the High Street.

The sense of a shared public experience is enhanced by many outward facing design features frequently expressed along the street. The facades tend to have a balanced scale where the vertical dimension is in proportion to their horizontal scale. Frontages are characterised by brickwork, ordering of windows at floor levels, retained shop fronts and a varied roofscape.

The sense of a shared 'heritage' experience is given by the outward facing design features expressed on several buildings along Parkway. No 25, Spread Eagle and no 55 are remarkable examples of artistic providence and architectural calibre.

Some groups of buildings have a distinctive quality in their front elevation and roof profiles. Otherwise, the commercial frontages (shops, banks and other services) have a mixture of proportions and scale which adds to the variety of the street scene. In many places original details are still visible and top storeys mostly intact.

The Heritage appraisal assesses the significance of this building to the Conservation Area as being neutral. The area is typified by a series of mainly mid-sized buildings of Victorian and early 20th century origins, many of which have been altered and others have been renovated.

It is within the context of no 25 Parkway and 147-51 Arlington Road as well as the tower of Arlington House. 173 is within a sensitive historical location towards the centre of the Conservation. It relates too to the main road of Parkway as well as the important linkage road of Arlington Road.

The objective of the proposal is to improve the efficiency of the upper order on the building and create an additional elevation so that it improves the relationship with the heritage buildings on all sides and makes an improved context to the buildings at the junction of Parkway and the Arlington Road buildings.

The tower on the roof of Arlington House is visible from Parkway and the visual prominence of the building is an important part of the local skyline along Arlington Road. It is a view which Camden wish to retain through sensitive massing, scale and materiality in its context.

The proposals to make external changes at 173 have required some sensitivity in judging its impact on visual receptors in this well-regarded area. Due to the 3-dimensional nature of its position towards the corner of Parkway and the variety of building on the north and south sides of 173 there are visual connections at this juncture, mainly in an easterly and westerly direction.

*For this reason, the proposals for 173 need to be congruous and of a relative size. The design is an enhancement to the existing building and improves the character and appearance of the conservation area.*



## 4.0 THE PROPOSALS AND ASSESSMENT OF IMPACT

### 4.1 The Proposed

The proposals comprise the following:

- Develop a mansard roof extension in a similar manner to the mansard roof at nearby property No. 177, and to a mansard roof approved at No. 175;
- Develop 2 new dormer windows on new roof elevation to provide residential space;
- 2 new dormers on rear elevation at roof floor;
- It is designed to relate to the visual integrity of the local context where roof top development is a prevailing factor;
- The scale and massing relates to the existing roof top at no 177;
- The dormer allows for the new feature to push forward from the main roof slope of the building below, thereby allowing the massing to be relieved;
- The built form is sited on the same line as existing so it does not overlap the eaves;
- The change in the front elevation on Arlington Road will constitute an addition that has been influenced by the context seen in Parkway for mansards and Dormer windows;
- The additional windows above the principle existing elevation have been designed to add to the historic character of the existing façade, whilst the style and materiality is a direct reference to the existing local context;
- The sloped roof form of 173 will have two dormers sitting in an ordered manner across the width of the roof.
- The 3 bays of no 173 have a simple pattern seen in the lower and middle orders which the roof can relate to.
- So, the new dormers are placed off the line of the existing three windows, in order to make their situation appear realistic.
- The dormers would appear odd if they were to be formed as a logical continuation of the main elevation, forming a symmetrical component at the top of the building;

- Rather, the new dormers are off centre and will appear in character with the hoist building;
- The new pitch at the front is stepped back from the front wall and the constituent eaves; It therefore remains secondary in the built hierarchy in on the upper level of the building;
- There is a basic order and rhythm created out of the pattern given by the mansard at no 177 giving a vertical aspect;
- The gabled bays of Cavendish School are important elements of the roofline in the immediate vicinity;
- The slope of the new roof is designed so that it becomes an example of a historic roof in an area where there is a mix of older and newer roofs; The eaves on the existing building are unaltered;
- There are fewer dormers than no 177, as this leaves this good example of a Victorian townhouse as being the major building in this part of the street;
- The mansard dimensions relate to the scale of no 173, so that it appears as a congruous size;
- It is likely that the dormers at no 177 will provide a suitable example guide to the size for the new windows;
- The new dormers are tucked into the slope of roof and do not protrude from the roof in way that would compromise the view of Arlington House or no 25 Parkway;
- Regards materials the roof tiles will be a natural slate/ grey and light grey metal cladding will be applied to the dormer;
- The party wall will be raised to enclose the extension in masonry/ brickwork to match existing;
- Dormer windows will be timber in white to match existing;
- No change to existing windows on Arlington Road elevation;

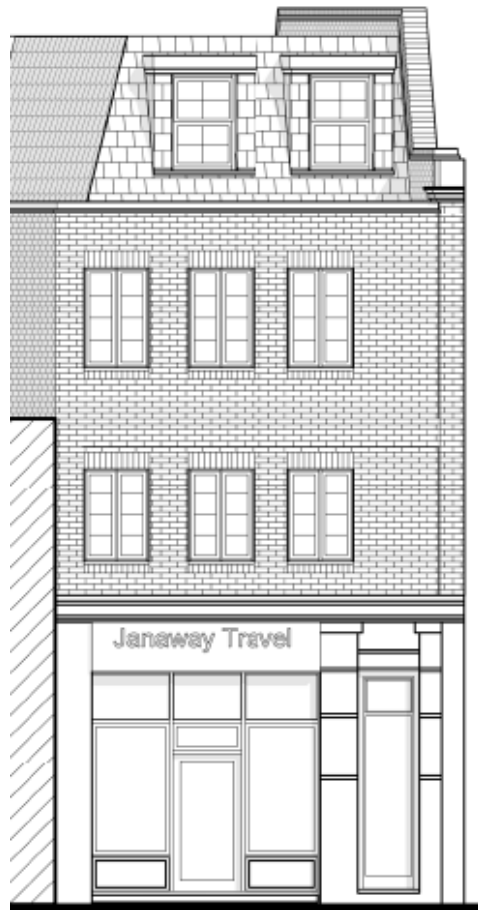
Full details of the design, massing and materials can be found in the Design and Access Statement that accompanies this application. Below is a summary of the heritage drivers for the proposed:

- Arlington Road is characterised by many fine examples of rooftop development, with the slated gables at no's 157-161, the pyramidal roof of Arlington House and the Art Deco style of Mecca Hall all adding to the texture;
- Exceptional roof top design is seen at the mansard at Camden House and the Flemish style gables at no 25;
- Currently, no 173 has a simple order of a series of three equally sized windows. The proposal for two new dormers refers to this and rather than being in direct alignment with the windows below, the new is a realistic acknowledgement of dormers being larger than the existing ordinary sized windows;
- The frontage of the proposed dormer windows is in line with the existing building and neighbouring façades;
- The 2<sup>nd</sup> floor is a later addition. The roof too is already developed with a standalone lantern, so the proposal to lose this 1980's feature and replace with a well considered mansard roof has major benefits to the building;
- Materials have been carefully selected in order to reflect the character of the street and the local area where slate tiles are the dominant material;
- Therefore, the façade material will match the existing materials seen in Parkway and Arlington Road, with slate tiles expressing a contemporary elegance;
- The introduction of dormer windows will lead to a greater quality of fenestration, with the timber of the new frames relating well to the conservation area;
- Proportionality has been considered so that the top of the dormer window is below the height of the ridge on the new mansard; It should then be viewed as working within the existing hierarchy of the building;
- Dormer windows express a better interpretation of what is seen along Arlington Road and indeed, in the examples of the other groups of historic buildings in Parkway, in its context; In this way, the new is proportionate and relevant to the local character.
- No 177 already has a mansard roof by which no 173 can refer to. As the group of historical buildings at no 175-177 are of greater significance than no 173, so the nature of the mansard will pay some deference to no 177. Indeed, by having two instead of three dormer windows, the new mansard at no 173 keeps relative to no 177.





East elevation: Current



East elevation: Proposed



Section

Figure 7: Elevations

## 4.2 Design Objectives

The proposed is an opportunity to emphasise the importance of the upper orders of buildings in this location. Indeed, there is sufficient examples of built form at roof level to warrant a relevant scheme at no 173. At the same time, the proposals to make external changes have required some sensitivity in judging its impact on visual receptors in this urban area.

Due to position close to no 175-177 on its north side and no 25 Parkway on its south side. It also has a connection in relation to the groups of historic buildings with roofs along Parkway; there are important visual connections at this juncture. The importance of this roadside position in balancing with the views of no's 157-61 and the tower of Arlington House is also considered.

The building can be read in the short and mid-range from the south and east directions, revealing a modest rectangular block with its upper orders forming a relatively inconclusive termination of the building. The roof does not contribute to the quality of the tower at Arlington House or the modelling of the upper orders at no 25 Parkway. It is undistinguished when compared to the roofs on the groups of historic buildings to its northern and southern side on Arlington Road and Parkway respectively.

The proposed is an opportunity to enhance the character and appearance of the setting of the Conservation Area. The introduction of new dormer windows can be done so it is stepped back to respect the style of dormers seen at no's 177. There is also a reference to a group of buildings with two dormers seen on the west side of Parkway, for which the new can refer. It can be executed so it creates greater interest to both the street scene and skyline.

Currently, the roof does little to contribute to the quality of the front and side elevation.

### **Assessment of scale, design and appearance**

The degree to which the front and flank elevations are visible in the proposed will determine the extent to which the new form is considered congruous to the subject building, the listed buildings in the locality and the conservation area. In this respect, the current elevation and scale of the building provide a potential location for a new extension behind and above the existing.

It is critical for the scheme to work within the framework of the ground plan and the location of the new is selected so it refers well to local views or relationships with listed buildings. Further, it is important that its visibility in deliberate views from Parkway provides character and is a great enhancement.



**Figure 8: Proposed**

**i. Design References:**

A main issue in determining the most suitable proposal for this location is connected to the general strength and clarity of the upper order of 175-177 and of the buildings in the locality, with respects to parapets, attics and mansards. In the immediate context the relationship to the neighbouring buildings at no 26(A) and no's 175-177 is critical.

The roof line is currently below the comparable location of the eaves and the ridgeline of no's 175-177. It does not have a distinctive chimney as seen at 175-177. The proposal to raise the building by a floor through the creation of a mansard creates a better balance in this stretch of townscape.

The proposal comprises a relatively scaled addition to the building, with a mansard roof addition above. The proposal represents a suitable increase in the bulk and built form of the building. It is important that it retains the key elements of the front façade as seen in the parapet, the three windows and first floor brickwork. Therefore, it will continue to contribute positively to the 'modest' character and appearance of this part of the conservation area.

Changes to the scale take into account the legibility of the building in the short-mid range views from all directions whilst longer views are just possible from the south, along the mid section of Arlington Road. In shorter range views from no 25 Parkway or Mecca Hall the new roof blends well with the buildings in the near distance on this side of the road, knitting together a variously scaled roof line. The use of an identical mansard to the building on its north side at no 177 will ensure the new matches the existing.



## **Congruous design**

The group of former shops of which no 173 forms the end building, is characterised by buildings of a similar age, form and materiality. Yet it is important to highlight the slightly varying scale that reflects the ad hoc/organic evolution of shop design in this part of Camden Town.

The design responds well to the surrounding historic context, as it creates a balance with the common scale and roofline of the building next door, at 175 and 177. Indeed, the mass and scale fit within the context of the group.

The design is of a high quality and it fits neatly into the street scene. The proposal is congruous in terms of the scale and the uplift in the height of the building. The building is not listed and so there is scope for a relevant design that reframes the features which give this building a particular quality.

The new roof storey is set back behind the parapet, so that the retained façade is isolated and stands forward from the new development. This allows the latest manifestation of the modest façade of the building to be showcased and contribute to the variety in this part of the conservation area. The set back on the roof floor will reduce its dominance and the lightening of the colour grey will also make it appear subservient. Therefore, the development is relevant to the hierarchy of the building and is congruous to the existing building.

Aesthetically, the design draws reference from the original design, and the massing is created proportionally in relation to its height and width. The finished visual spectacle is sympathetic to the architectural integrity of the existing building and the detail relates well to the fine grain of buildings in this part of the conservation area. The proposed development would not be overbearing and is sympathetic to the host building,

### **ii. Mansard roof**

The design reference is dependent on the vertical emphasis seen in neighbouring buildings, for which the existing roofs can be reinterpreted. Currently mansards and dormers create a visual interest in several elevations in close proximity. The gable on no 25 is atypical but a resplendent feature in the townscape

In its own right, no 173 is a changed brick building with brick soldiers giving it basic ornamentation. The immediate area has many examples of attics (no's 22-24 and 26 Parkway) and dormers (no 25) as a part of the original form of the older buildings. Locally, there is much reference to elaborate design at roof level as seen pediments (Arlington House, no 122 Parkway).

The example of extension design seen at 177 is useful as it shows how the setback can be utilised for concealing the depth and bulk of the extension. This provides an example of how a setback can be created within the streetscape and that a new roof storey is a positive contribution to the streetscape and does not harm to the character and appearance of the conservation area.

The character of the area is recognised to include many examples of setback mansard roof developments. These include buildings a short distance away in Parkway.

The reference for the proposed is based on the effect of regularity, symmetry and repeated detail that is seen on the front of the building below. The effect of putting on a mansard creates a flatter look which matches the façade of the building. This will allow further emphasis to be placed on those elements of the elevation which give it historic reference.

The proposal to create an additional roof floor is made possible through the stepping back of the new mansard structure. This will ensure the new top does not have an unsympathetic weight over the rest of the building and allows the new 4th storey to be framed and appreciated in a subdued manner in relation to the lower and middle storeys below.

The mansard design reflects the great variety of materials seen in the area. The new 4th storey can be regarded as having a relevance to the surrounding roofline where there are many instances of roof storeys being set back from the eaves and creating a different element to the upper storey compared with below.

Given the fact that it is sloped and set back, the visibility at street level is reduced, leaving the overall appearance of the building as well structured with a lower, middle and upper order. Thus, the impact it will have on the individual buildings and groups in this location will be complementary.

Additional height will sit comfortably within the existing skyline and views taken from the top illustrate that the new additions will balance well with the roof heights of the building on all sides. Indeed, it will sit comfortably with the schemes at no 175-177 bringing greater architectural quality to this group. It will be of a greater scale than no 26(A) on its south side, allowing this historic parade to continue to have a lesser part in this section of the road. Most importantly the additional height will still be significantly lower than the Arlington House tower and will be equivalent to the groups of buildings on the west side of Parkway that are already 4 storeys high (including roof).

The new roof will be seen as having general parity to the surrounds; as befits the historic importance of the Conservation area. The rationale for creating a new roof is based on the notion that other buildings in its vicinity were built in the Victorian age and have an existing or additional roof storey.

### **Two new dormers**

Three new dormer windows would accommodate additional residential space facing Arlington Road. The built form is sited on the same line as existing so there will be no change in the front elevation. The overall height will be the same.

The single aspect dormer is designed so that it breaks up the monotony of a single movement roof. This gives the overall composition some rhythm and balance between solid and void and therefore is a means to lighten the appearance of the new. This device means the top of no 173 is seen as a more attractive form and it will engender a greater understanding of the local historic skyline.

The tile cladding will contrast with the red brick on the lower and middle floors below. In addition, the materiality for the dormers is a direct reference to the existing clay seen on the roofs of other buildings in the locality.

The proposal refers to the proportions of the existing building and the character of its window bays so as to create a relative scale. The group of two dormer windows are positioned so they form an off centre rhythm with the windows below. In addition, the balance of glass with cladding means that the new dormer appears as a lightweight structure.

The new dormer is seen as a suitable addition to the existing building, rather than an unwieldy extra. The windows are relevant roof top structures, which sit within the building envelope as opposed to being a vertical extension of the existing building's massing. They are deliberately kept smaller than the mansard roof so that the significance at the upper order of this building is developed. The design is of a relative size and is a congruous design, borrowing the overall style from examples along Parkway.

### **Materiality and appearance:**

The proposal to improve the outward looking manner of the building takes the most commonly witnessed materials facing the buildings for its reference. There is room to align with the definition of roof levels as seen next door at 177.

The refined look of the roof top materials (grey slate) will provide a pleasant juxtaposition with the elevation below. The development will be wholly sympathetic to the existing fabric of the building.

The location of the new dormers within public view and in the wider context of Parkway and Camden High Street means the design has been carefully deployed to limit impact. It will have a positive impact on the buildings on the other side of the road including no 26 Arlington Road, as well as no's 175-199 Arlington Road. Overall, it will engender an improvement to this stretch of Parkway and its connection with the town centre.

By following the general rule of aligning with the main eaves, the window blends comfortably within the roofline. Such a device means the new dormer is seen as a suitable addition to the existing building, rather than an unwieldy extra.

The formulation of the window location is about referring to the order as seen in the older buildings of the neighbourhood. It is considered that a lightweight single storey addition facing the road would reflect well the qualities of the locally important buildings and the distinct roofline of Parkway and Arlington Road. The building has already witnessed some change when the 2nd floor was added in the 1990's. The scope for a sensitively designed roof top structure does then gain precedence. It is noted that a well-designed elevation at 177 was not considered to harm the setting of Arlington House or the Conservation Area.

The proposal takes reference from the architectural unity shown by windows in the context of the building to impose a reading of the importance of this feature to the conservation area. In terms of materiality there is a strong presence in the surroundings of brick and timber. The proposed cladding of the new windows in timber provides a conservation approach to crowning the building in a material which highlights the distinctive character of the timber used below.



The use of a light grey lead slate for the roof tiles will bring visual improvements, ensuring a crisp and detailed appearance to the building and allowing better alignments with the neighbouring buildings.

It is considered that the simple form of the addition would reflect well the local buildings that contribute to the Parkway townscape.

#### **4.2.1 Summary of Design Impact**

The new floor will bring greater balance to the building, ensuring a considered response to its existing height and width. By having a setback with the new fourth storey set behind the parapet, the retained façade is exposed and highlighted amongst the new development. Therefore, the altered modest façade of this building will continue to contribute to the variety of townscape in this area of the conservation area. As such, the development is subservient and congruous to the existing building. In this respect the building can continue to be read as part of an early 20th century shopping parade.

The mansard can be interpreted as a subservient roof top structure, which sits inset from the building line as opposed to a vertical extension of the existing building's massing. The addition refers to the general height and width of the existing roof, allowing it to integrate well with its historic context. At the same time, the retention of a unified (or flush) front building line on the first and second floor aligns well with the ground floor and shows a design quality seen in neighbouring buildings.

Its clean modern lines allow it to sit gently above the mass of the existing building and the differentiation in materiality between existing elevation and proposed extension adds an overall sense of one complementing the other. The addition does not cause harm or create a negative impression on either no 173 or the buildings in its setting.

In using slate for the new roof storey the building gains authentic character and the position and size of the new dormers relate well to the floor below. This provides an enhancement and shows how an old building can be adapted for contemporary uses in a way that balances with the past.

The modification to the existing building is visually relevant, allowing the form of the main building to be seen and using a design to reinforce the integrity of the original building. The design pays much reference to no 177 in respects of the mansard roof type.

The addition will therefore respect the integrity of the group of interconnected buildings that contribute to its distinctiveness, including scale, proportions, building line and rhythm. By choosing particular reference to one building (no 177) the design appreciates that as its history has been rather different to the other buildings which have seen less change, then it should refer to a building which is itself more grand in the street scene.

The additions refer to the general height and width of the existing building, allowing it to integrate well with its context. Its clean lines allow it to sit (or float) gently within the mass of the existing building and the differentiation in materiality between the roof slope and the dormer window adds an overall sense of subservience.

The notion of no 173 being read in wider views as a three-storey building with a subsidiary addition at roof level is created through making the new read as being slightly different from the elevation. The use of slate tiles and the placement of a group of two dormer windows is an improvement on the fenestration. This ensures the context of the subject building is maintained and shows how the new can be introduced in a way that complements the existing.

It will have a minimal impact on the designated heritage asset with the visual impression on surrounding buildings limited to a thin and light 'cap' sitting at the lower end of the roof. Further, the windows will bring an enhancement to the skyline and where noticed will suggest a well-mannered addition to Arlington Road and indeed this section of Camden Town. The proposed is designed to be subservient and its elegance is derived from taking cues from the details and materials seen in the local context.

The historic aesthetic being advocated for the new dormers is most suitable through its legibility and the manner of the slope and ridge. Working with the local context, the proposed architecture is welcome as it respects local distinctiveness and enriches the built environment.

The design will appear subservient to the host building and will also not impact negatively to the surrounding properties in terms of overlooking. On balance, and due to the extent of its public visibility, the mansard addition would not be harmful to the significance of any listed buildings noted as being in the 100 metre context of the site.

The proposals have a suitable regard to the character and appearance of no 25 Parkway and are of an appropriate scale, massing and bulk.

#### 4.3 Assessment of Significance and Setting

Policy guidance towards planning indicates the importance of evaluating the historic environment in making development decisions. It states in the NPPF that: In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected.

The Government's objectives for planning in the historic environment are to deliver sustainable development by ensuring that policies and decisions concerning the historic environment:

- recognise that heritage assets are a non-renewable resource;
- take account of the wider social, cultural, economic and environmental benefits of heritage conservation;
- recognise that intelligently managed change may sometimes be necessary if heritage assets are to be maintained for the long term.

Assessments of significance are recognised as being critical when ascribing value to individual heritage assets, as well as to small groups of buildings to neighbourhoods and places. The idea of 'significance' lies at the core of objectives given by English Heritage, 'Conservation Principles, Policies and Guidance' (2008).

Significance is a collective term for the sum of all the heritage values attached to a place, be it a building, an archaeological site or a larger historic area such as a village or streetscape.

The English Heritage document Conservation Principles (2008) identified four key values ascribed to heritage assets and emphasised the importance of understanding these values to define the significance of a place. This assessment considers these four values:

- Evidential value: the potential of a place to yield evidence about past human activity.
- Historical value: the ways in which past people, events and aspects of life can be connected through a place to the present;
- Aesthetic value: the ways in which people draw sensory stimulation from a place.
- Communal value: the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory.

Recent Historic England Guidance on the Setting of Heritage Assets states that the setting of any heritage asset is likely to include a variety of views of, across, or including that asset, and views of the surroundings from or through the asset. It advises that the protection of the setting of heritage assets need not inhibit change and that change can enhance or reduce the significance and appreciation of an asset or leave it unchanged.

The setting is the surroundings in which an asset is experienced. All heritage assets have a setting, irrespective of the form in which they survive and whether they are designated or not. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance, or maybe neutral.

In addition, context and setting play an important part in understanding the significance of the place, as often expressed by reference to visual considerations. The protection of views is related to the protection of setting and is often considered to be like a work of art in its own right.

In respects to setting and context, 173 Arlington Road is a part of the setting which contributes to the significance of the Conservation Area. It is also important for how it formed a part of the developing area in the 19<sup>th</sup> and 20<sup>th</sup> century. The front of no 173 forms a small part of the local view framework as the building is a smaller part of a larger group of shop buildings (No 26 Parkway) which are experienced as a part of the built environment. This section of Arlington Road and Parkway is characterised by the nuances in the age, scale and materiality of the buildings along it.

This part of Arlington Road was reshaped and buildings were subdivided in the early 20<sup>th</sup> century, and the current building is different from that which stood here before 1913. As the original building was 2 storeys, whilst the current one is 3 storeys and is an independent unit as opposed to the unified (with no 26) shop it was before.

It is recognised that not all parts of a heritage asset will necessarily be of equal significance. In some cases, certain aspects or elements could accommodate substantial change without affecting the significance of the asset.



This concept is reinforced by the government’s objectives, which include “intelligently managed change” and which seek to ensure that decisions are based on the nature, extent and level of significance of heritage assets.

Change is only considered to be harmful if it affects an asset’s significance. Understanding the significance of any heritage assets affected and any contribution made by their setting (NPPF,194) is therefore fundamental to understanding the scope for and acceptability of change.

The Site is within a conservation area and is close to 5 designated built heritage assets. After examination and a site visit, it was established that only one built heritage asset could potentially experience some change to their settings from the future development of the Site.

Other identified built heritage assets (i.e. 35-37 Parkway, 37 – 43 Inverness Street, Spread Eagle) within the local area would not experience any effect from the proposed development and these have therefore been scoped out from further analysis. This is due to the fact that the Site does not contribute to their settings and significance or that they are well removed and/or heavily screened from it and they do not require further assessment within this report.

### Setting Impact Analysis

There would be no direct, material harm to any of these heritage assets, however, in order to determine whether there would be any impact to their settings, this section will reference the Historic Environment Good Practice Advice in Planning, Note 3: **The Setting of Heritage Assets** (December 2017) (HEGPA3). This GPA sets out a 5-step process which assesses the potential effects of a Proposed Development on the setting and significance of a heritage asset.

#### ***Step 1 — Identification of heritage assets which are likely to be affected by the Proposed Development***

The five built heritage assets which are identified as being in the context of no 173 are illustrated in Table 2, below. There are four other identified non-designated built heritage asset within the local area, including the school, no’s 175-177, no’s 181-187 and no 26(A). No 25 Parkway is a positive building of some interest which would experience a direct effect from the proposed development at no 173 and may be subject to further analysis.

The listed buildings are within 100 metres from the site and, with the exception of no’s 157-161, are not directly impacted on by changes proposed to no 173. Still the Site contributes to their settings and so the impact on these qualities need to be taken into account.

<b>Listed Building</b>	<b>Impact of site on significance</b>
35-37 Parkway	Indirect
No’s 157 – 161 Arlington Road	Semi direct – partial glimpse
Nos.3-22 Gloucester Crescent	Indirect
37 – 43 Inverness Street	Indirect
Nos.40 - 44 Inverness Street	Indirect

## **Step 2 — Assessment of whether and what contribution the setting makes to the significance of a heritage asset**

The significance of the Grade II listed No's 157 – 161 Arlington Road

was assessed in Section 2.4.2. This was found to lie in its historical special interest as an important residential group of the earlier settlement. Camden's relationship to Arlington Road played an important part in the development of this residential enclave on the edge of the commercial centre.

### Settings

The immediate settings of all the built heritage assets generally comprise areas of modern development. Their extended settings consist of a combination of the modern commercial/retail environment of Parkway/ the High Street and the attractive group of historic residential buildings on Arlington Road.

No's 157 – 161 Arlington Road is located within an urban environment consisting of a good proportion of structures of fairly large scale, mass and bulk. Their settings contribute in that this built heritage asset is located within an urban environment which is necessary in order for it to perform its functions. The contribution of the settings at no 173 to the significance of No's 157 – 161 Arlington Road is therefore considered to be minimal.

## **Step 3 — Assessing the effects of Proposed Development on the significance of a heritage asset**

The Proposed Development is illustrated on page 25/28. Its effects on the built heritage assets listed in Table 2 are assessed as follows:

### **No's 157 – 161 Arlington Road**

These structures are designated built heritage assets and of much interest as examples of Georgian development in this location. There would be limited intervisibility between the terrace group and the Proposed Development, mainly because they are both on the same linear stretch of road. Due to the fact the group at no's 26(A) Parkway, 173 and no's 175-177 are of modest height and are formed on the open corner to Parkway, they can be seen in section from no's 157-161. It is because Camden House behind is larger that there is a built backcloth to no 173.

There are already many buildings in this sightline that are 3-4 storeys. It is concluded then that as part of the extant environment, the proposed development would make a neutral impact to the respective settings of the Arlington Road group. The proposed would not remove or intervene in the roadway setting that is essential to this built heritage asset.

### **No's 40 - 44 Inverness Street**

### **No's 37 – 43 Inverness Street**

### **No's 3-22 Gloucester Crescent**

### **No's 35-37 Parkway**

There would be no intervisibility between the listed buildings and so the proposed development would make a neutral impact to their settings.

#### **Step 4 — Maximising enhancement and reduction of harm on the setting of heritage assets**

The proposed development is considered to make a neutral impact to the setting of the built heritage assets outlined above and no mitigation is considered necessary.

#### **Step 5 — The acceptability of the Proposed**

There would be no direct harm to any built heritage asset due to the proposed development. It has also been assessed that the impact to the settings of the five built heritage assets outlined above would be neutral and there would be no impact to their significance.

### **4.4 NPPF Assessments**

The general aim of local and national historic environment policy is to protect the special interest of designated heritage assets such as conservation areas. In this regard, such policy, which align with the statutory duties set out in the 1990 Act, seeks to protect designated heritage assets. The Planning (Listed Buildings and Conservation Areas Act) 1990 sets out that special attention shall be paid to the desirability or preserving or enhancing the character of conservation area.

The underlying objective of both relevant policy and the Act is to avoid harm to the character and appearance of conservation areas and to ensure that any harm is justified and / or outweighed. The NPPF constitutes the government's current national guidance and policy regarding development within the historic environment. The NPPF includes a clear policy framework for local planning authorities and decision makers. It reiterates that planning law requires applications to be made in accordance with the development plan unless material considerations indicate otherwise.

Section 16 of the revised NPPF deals with conserving and enhancing the historic environment in paragraphs 189 to 208. The NPPF places much emphasis on heritage "significance", defined as:

*"The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting."*<sup>12</sup>

The effects of any development on a heritage asset therefore need to be assessed against the four components of its heritage significance: its archaeological, architectural, artistic or historic interest.

Paragraph 194 makes it clear that the level of detail should be i) proportionate to the importance of the heritage asset and ii) no more than is sufficient to understand the potential impact of the proposal on the significance of the heritage asset.

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<sup>12</sup> Annex 2, Glossary, p.74



According to paragraph 206, local planning authorities should look for opportunities for new development within settlements and within the setting of heritage assets to enhance or better reveal their significance.

In respects to NPPF the following criteria for assessment are important in establishing the credibility of the proposal:

- Impact on significance (199, 200 and 201)
- Suitable design (110, 124, 127 & 132)
- Conservation of heritage assets (195, 197, 199 and 200)

**IN RELATION TO PARAGRAPH 199, 200 and 201:** the significance of the heritage assets affected and the contribution of their setting to that significance.

In the immediate setting of No. 173 there are two types of heritage asset; the Conservation Area and the listed building of no's 157-161 Arlington Road

The section on Historic Review, Conservation Area and townscape context (2.2 – 2.4) gives information to help understand the significance of this heritage asset.

No 173 is not a designated heritage asset which means it has not been identified as having sufficient historic and architectural interest to warrant blanket protection. Yet It is regarded as being a positive building, largely due its historic significance through the information it provides on the development of this plot of land as a place of retail activity in the early 20th century.

*The new development does not dominate or unduly impact on the existing front facade which the Council has identified as being of architectural importance as an example of a shopping parade. It preserves the key elements of the building, which are the parapet, the windows and the brick.*

The relationship of the building to its surroundings is important and in particular the visual connection the front has in relation to the front of the school and no's 175-177 and the Victorian block directly opposite at no 172. Currently, the external appearance is of a modest building open on one side to the street and enclosed on the north side by a pair of larger and coherently designed Georgian houses. This creates the impression of a varied townscape which is the character of the land to the side of no 173.

## **Justification**

The proposed design in this location has been specifically crafted to cause no detrimental effect on the historic part of the street. The proposed recognises the opportunity for creating a balance against the heritage elements of the neighbourhood. Details such as the three storey (plus roof) height, brick, dormers and mansard roof are inimitable in defining the character of this part of the Conservation Area.

The windows pays respect to the order and size of those seen at no 175-177. The detailing of the elevation has been designed so that it enhances any key heritage viewpoints taken to the front

and side of the host building. In this respect it will continue to channel views towards Camden House and Arlington House to the north.

The external appearance has been carefully considered and designed to provide a high- quality roof extension with easily accessible open space. The building provides a positive enhancement to the surrounding area, particularly when considering the existing site use.

The verticality of the new extension has been calculated to allow for the massing to be relative to no 26A and no's 175-177, thereby meaning the proportions are complementary and secondary. In combination with the distance between the front and the road, the visual impact is relative.

In conclusion, the development will improve the visual quality of this stretch of roadside on Arlington Road, enhancing the quality of the buildings in its proximity and bolstering its relationship to the neighbourhood. This will be an enhancement to the Conservation Area.

**IN RELATION TO PARAGRAPHS 110, 124, 127 & 132:** the consideration of design should include scale, height, massing, alignment, materials and use.

The design of the extension will, when done sensitively and to the high-quality proposed in the drawings, respond to the heritage sensitivities in the area and leave a positive impact on the front elevation.

The proposal seeks to improve the overall setting of no 173, thereby allowing it to be viable for long-term residential and commercial objectives whilst realising the spatial and architectural qualities of the host building and the surrounding area. The changes have been designed so as to realise the heritage value of the area in a way that promotes its significance rather than causing harm. The proposed roof and frontage will continue to refer to the subtle differences in scale and materiality seen along this stretch of streetscape.

The mansard roof utilises the existing space at the top of the building, ensuring the development is of a relative scale and is viable in providing sufficient space. Therefore, the scheme finds a solution to making changes that bring public/ social benefits whilst not impacting on the character of the site and the surrounding area. Indeed, by referring to the context of the existing building and those to its side the scheme is sympathetic.

A proposal of this quality will have a positive contribution to the character and local distinctiveness of the historic environment. The mansard is fashioned to be an attractive but relatively massed part of the building at no 173, with well-scaled length, width and depth and prominent windows.

The proposal to populate the upper part of the building with one suitably-sized structure enables the building to express itself more sympathetically with the group of buildings on its southern, eastern and northern sides, thus creating a well-expressed aspect that relates to the property boundaries of the site.

The development allows the front elevation of no 173 to continue to be appreciated and encourages it to be placed within the wider spectrum of the wider street.

The scale and shape of the new roof structure relates well against the linear character of the host building. It will make a valuable contribution to the general variety of upper-order elevations and roof top treatments found in the area. The extension is of a height that will encourage the onlooker to observe the roof in relation to the frontage of the building and its materials as part of the wider setting.

**IN RELATION TO PARAGRAPHS (195, 197, 199 and 200):** Weight given to the significance of a designated heritage asset and its conservation

Due to the proposals taking place in the setting of the heritage asset (the Conservation Area and listed terrace at no's 157-161) their due impact have been carefully evaluated for the purpose of this application.

Parkway's prime historical significance is gleaned from its role in illustrating the architectural history of Camden in the 19<sup>th</sup>/ 20<sup>th</sup> Century. No 173's purpose as a building which undoubtedly provided retail accommodation for local businesses and families has survived for over 100 years, giving the current site a context in the present day. The way in which it was separated from the main parade of Parkway (at no 26) is part of the storey of changing fortunes of shops and the need to constantly adapt.

The surrounding buildings have been retained as historic structures of architectural value or in the case of shops, have been converted to flats at the upper floors. The examples of recent redevelopment of some sites also shows how the area has accommodated schemes which have a sensitivity to local context. Some have seen roof extensions/ mansards and dormers erected in a response to utilising the space above. The objective in these instances has been to address the qualities of design in spaces to the top of the buildings in the Conservation Area.

At no 173, the built form will neither be overbearing on the adjacent buildings nor will it lack inspiration. The additional mansard is blended into the existing scale and mass and set along the building line so as not to detract interest in the main front elevations of Arlington Road or Parkway.

The conservation benefit of the proposal effectively sees imagination in the design process and how the new relates to historic features in the wider area and to the surrounding context. This aims to minimise conflict and bring greater clarity to a space at the side that forms a part of the urban area.

*The proposed scheme is well considered and designed and there is definite potential to create an interesting development on this stretch of the Camden Town Conservation Area. The proposal has taken into account local character and identity and have sought opportunities to enhance those elements of the existing building that make the greatest contribution to the character and appearance of the conservation area.*

### **NPPF Summary**

In consideration of the policy assessments, the design of the extension contributes positively to the character, distinctiveness and significance of the historic environment. The prominence of a new mansard roof has been reduced by setting it back from the elevations.

The design considers the following characteristics of the building and its surroundings:

- The significance of nearby assets and the contribution of their setting;
- The general character and distinctiveness of the buildings, spaces and the historic plots of the Conservation Area that hinge around the site;
- The natural elements of the streetscape and their role in making a sense of place to this part of the Conservation Area;
- The scale, materials, detailing, decoration and period of existing buildings/ spaces;
- Views into and from the site and its surroundings;
- The current and historic uses in the area and the urban patina.

All of the above have been considered in the context of the proposed development.

The proposed design would relate positively to its surroundings and contribute to its character and appearance and local distinctiveness. The proposal has also fully taken into account comments received on the design in pre-application with LB Camden. For these reasons, and for reasons identified above, it is considered that the proposed development would accord with the relevant historic environment policy and relevant statutory provision. The proposals as a whole would enhance the character and appearance of the conservation area.

#### **4.5 Heritage and Public Benefits of the proposed design**

The development actively seeks to preserve those elements of the setting that make a positive contribution to the adjacent non-designated heritage assets. It does this through helping to enhance the significance of the setting (the heritage asset) through the improvement of the roadside by completing the space above no 173 with a sympathetic new design.

The proposed will enhance the value of the conservation area bringing back to a good state of health the building, helping to create new uses and activities. The proposed roof has been designed in accordance with current roof design guidance of Camden Town Conservation Area.

The proposal under review has considered the general scale and height of the existing building and pays due reference to the existence of mansards on surrounding buildings, as well as the floor levels on the adjacent building at no's 176-177. Other buildings in the wider streetscape and especially those with 4 storeys, also provide useful design reference. The council have set precedent on the set back issues with the buildings next door, especially at 175 and 177.

The approved scheme at no 177 creates a precedent for a scale and massing that is congruent with the existing local built environment and does not incur harm on the setting of no's 157-161. An elevation that is of a proportional form and set-back can be incorporated within this townscape. The design refers well to the context and the character and appearance of the conservation area.

The additional mansard is well expressed to the front of the building line on all sides so that when looking at it from the street it will present itself as an addition evoking a respect for the style seen on no 177. At the same time the additional roof storey is discreet in its manifestation being well stepped back from the existing building line and obscured behind the eaves.



When evident in views the mansard roof will occupy an element of the visual register that will present itself as an elegant crown on the building, adding quality and providing a suitable termination to its vertical movement.

The mansard is an addition that is clearly modern but helping to establish and evoke respect for the style seen in the immediate context. The changes proposed at the upper level have been designed to sit well within the interesting skyline seen along Parkway and Arlington Road. In this respect the building is in the north side of Parkway and therefore affords an important relationship to the approaches to Camden Town that fan out from here.

A mansard roof takes into account the various configurations seen on buildings in the context of the area. The design ensures the mass and siting of a new roof causes no effect on the height of no's 157-161 and it merges well with the 4 storey buildings of no 25 Parkway, Belgian Church and no's 175-177 so as not to affect any additional height in the setting of the buildings which contribute to the character of the townscape.

In many ways the creation of a mansard and dormer rooftop refer directly to the unique quality of the local skyline. Whilst it is not seen within immediate context there is a definite quality of constructing a familiar Classical motif within the setting of a nationally recognised terrace (no's 157-161) and its mansards. The new roof connects with the existing elevation and blends in seamlessly, creating a visually impressive termination to the building.

The proposed design has considered the general scale and height of the existing building and pays due reference to the existence of mansards on surrounding buildings, as well as the floor levels on the adjacent building.

## **4.6 Local Plan Assessments**

### **Development Management.**

This part of Camden has a strong visual character given by grand houses in large plots, set within well treed gardens. The more modest character of the buildings on Parkway gives contrast to the built environment.

The Camden Local Plan adopted 2017 was prepared against the context of the now adopted London Plan 2021. Design and Heritage is dealt with in Chapter 7 of the Camden Local Plan 2017. Policy D1 deals with design, including tall buildings. Policy D2 deals with heritage.

The development plan comprises policies to promote high quality places whilst also conserving Camden's rich heritage. The proposals will be assessed against whether it conserves Camden's heritage and enhances the Conservation Area.

The Camden Town Conservation Area Appraisal and Management Strategy (October 2007) is a material consideration and will be used by the council to test new development against the protection of its character and setting. The Council pays particular attention to design matters when considering planning applications, to ensure that the character of the area is enhanced and protected.

Development management policies require proposals to preserve listed buildings and enhance the special character and appearance of the Conservation Areas and their settings. Development that makes a positive contribution to the boroughs local character will be encouraged, whilst new developments within a Conservation Area and within the setting of a listed building should be of a high quality contextual design so that it conserves the significance of a place.

In Policy D1 (regards design quality), the council require proposals to be of the highest architectural and urban design quality, taking opportunities to improve the quality and character of buildings and the area and the way it functions. Modifications to existing buildings should be visually subordinate to the main building, allowing the form of the main building to be clearly seen and reinforce the integrity of the original Building.

In regard to D2 (Heritage assets), the intrinsic value of the borough's high quality and significant historic environment is one of its greatest assets. Any change should not detract from the existing qualities of the historic environment.

### **In respects to POLICY D1 (Design)**

With respect to **Policy D1**, the new building is influenced by local context and character, with details and materials that are of high quality and complement the local character.

The building will integrate well with the surrounding streets and open spaces, contributing positively to the street frontage. It relates to the character and proportions of the existing adjacent buildings, as well as the prevailing pattern, density and scale of surrounding development.

The durability and visual attractiveness of the materials has been considered along with their texture, colour, tone and their compatibility with existing materials seen in Arlington Road and Parkway. The design should be welcome as it takes account of its surroundings and preserves what is distinctive and valued about the local area.

The proposed mansard is a coherent development that will have a positive visual impact and be legible and accessible. The external scale and massing relates to the existing depth and width of the mansard seen at no 177 to the side. The treatments, fittings and materials will complement the context and do not impair the visual experience of surrounding buildings.

The proposal has identified the positive aspects of the site and its surroundings from the outset, using the evidence of the Conservation Area appraisal documents. The Conservation Area Appraisal sets out the special interest of Arlington Road, indicating in outline detail the character of no's 173, 175-177 and 179. The building is not listed and its front elevation is considered to contribute to small extent to the overall quality of the historic built environment.

No 173 has the advantage of being a building that reads as part of a multi-faceted parade on Parkway. To its sides are examples of buildings with differing scale and materiality. In relation to its immediate neighbours at no's 175-177 the front of the building currently lacks scale and is modestly defined. Therefore it is possible for the proposed intervention to being about a sensitive alteration.

### **In respects to POLICY D2 (Heritage)**

The council will accept new development in the conservation area provided that it is an enhancement. In the case at no 173, the front elevation is a suitable location for the proposed design, especially as the scale, material and proportion are sympathetic to the prevailing historic context.

The degree to which the rear of no 173 contributes to the significance of the CA is regarded as neutral and it is only with the growing number of extensions that the character of this stretch of Parkway is gaining more attention. Therefore, a scheme which offers to make an improvement with a new mansard which will enhance or better reveal the significance of assets, is a benefit. The scheme will conserve those elements of the Conservation Area which have significance.

In relation to the development of heritage assets and their settings, the proposed has been designed to respect the local character and distinctiveness.

It, therefore, meets the terms of the Strategic Plan which states that high-quality new development both integrates, respects and enhances the borough's natural environment and built heritage. With regards design and character, the proposal has shown an approach towards achieving a high-quality built environment through understanding the local character and the qualities which contribute to its distinctiveness.

The scheme engenders a sensitive approach to local character as a means of strengthening the sense of place. The additions to the top of the building help to nurture a high-quality elevation that respects the local character. The changes are integrated into the existing frame of the building and provides an opportunity to enhance Camden's heritage assets. This has a positive effect on their setting and the historic landscape of Arlington Road and Parkway.

It will then meet the purpose of the Conservation Area, which is to preserve or enhance an "area of special architectural or historic interest". The proposal should be permitted as it is well related to the existing character of the area in terms of its historic and architectural quality and the urban green setting.

The front elevation of no 173 can be improved by a proposal which takes a considered view on traditional form and style. The creation of a mansard roof through using historic and familiar design motifs will encourage better access to the local heritage assets and assist in further understanding of the local heritage.

There is limited opportunity in this area for the current capacity to accommodate growth without having a significant impact on its character. Yet as the front of the site is underperforming from a design or heritage point of view, there is scope for making improvements.

### **Regional Policy Guidance: London Plan (2021)**

The London Plan outlines the overall strategic plan for London, setting out an integrated economic, environmental, transport and social framework for the development of London over the next 20–25 years.

Policy 7.8 (Heritage Assets and Archaeology) states that development affecting heritage assets (in this case the Camden Town conservation area) and their settings should conserve their significance.

The proposed scheme to the front is a high-quality extension. The Conservation Area Management Plan refers to the acceptability of extensions. One condition of design is that they remain sympathetic in the context and towards the host building.

This illustrates that there is a place for high-quality extensions within the Conservation Area and that they can help conserve the significance of the Camden Town Conservation Area as an area of residential buildings in a green environment.

The scheme proposes a mansard to the front elevation with an addition that is fitting to the local context. At the front, the raised pediment and new floor levels will respect the scale, fenestration and materiality of the street.

#### **Policy 7.4 'Local Character'**

The development is measured in regard to the form, function, and structure of the area, and in particular no's 175-177. The scale, mass and orientation of the host building and its neighbours are highly important to the design of the new. The proposal for the mansard relates to the area's visual and physical calibre as seen in buildings either side of no 173.

The new windows create a positive relationship with the rest of the street, whilst it reflects the same level of detail seen in many of the other existing buildings. In this way, it blends further into the built context of Arlington Road and Parkway and enhances the positive contribution made by these buildings to the character of the place. The mansard engenders an enhancement to the front of the building, which adds historic character and also refers to buildings in the wider context.

The proposed changes are considered appropriate to its context and is being contained within the envelope of the current building footprint. Care has been taken to adhere to the requirements for respecting the existing context, character and appearance of the subject site, whilst also taking the opportunities to improve the quality and character of the middle and upper orders of the building and the way it functions in the townscape.

#### **4.0 CONCLUSIONS**

The historic environment is considered, with the contribution made by the setting and context of the place a major factor. The scheme will greatly enhance the buildings contribution to the street scene and raise its importance in terms of group value.

The new design creates a visually satisfying interpretation of a building typology (mansard roof and dormers) popular in the area and so provides an enhancement to assets. The development includes high standards of sustainable and inclusive urban design, providing for an extended life-time of the building itself through excellence in quality, use of durable materials and efficient operation.



The design described here takes measures to ensure there will be a reflection of the elevational features below and the use of fine lightweight contemporary approach to ensure it respects the existing building.

On balance, and due to the extent of its public visibility, the roof top addition would not be harmful to the significance of the building. Nor would it have a significantly harmful impact on the setting of the Conservation Area, or the setting of the adjacent grade II listed buildings of no's 157-161 Arlington Road and 35-37 Parkway, given its scale, form and separation from these heritage assets.

Along with the use of setback on the mansard storey the addition of two dormers will ensure it connects well with the scale and form of distinctive buildings in its context. The addition of a classically inspired roof design will enhance the general unity of Parkway and Arlington Road and allow the unique character of no's 157-161 Arlington Road, no 25 Parkway and Belgian Church to be thrown into relief.

As the conservation area is the important heritage asset, it is important to note that the scheme will engender improvement to the setting through the new mansard and roof elevation, giving visual interest to what is currently an untypical façade and rooftop. This will balance well within the setting and help create focus on the important buildings to the side and front.

From a visual point of view the design creates a better link across Arlington Road in all directions, forming a more interesting context to Parkway than present and blending in with other local 3 storey (plus roof) buildings. Effectively the new mansard storey will sit well in relation to the four storey buildings either side (at no's 172 and no's 175-177) and the larger blocks (Camden House and Arlington House) that bring scale to the wider setting, particularly at the north end of Arlington Street.

The improvement to the roof makes an announcement that the quality of the skyline in this part of the Conservation Area is important and it gives a means of signposting the connection at this level with the other significant buildings in the locality.

The nuanced character of the micro townscape created on the parade in which no 173 is located will be accentuated by the addition to the building. This does not disparage from historic and architectural context but rather creates an interesting and informed addition to the streetscape.

There are a number of potential heritage benefits that weigh in favour of this scheme, including:

- It enhances the significance of a heritage asset and contribution of its setting;
- It is an appropriate design for its context and makes a positive contribution to the appearance, character, quality and local distinctiveness of the historic environment;
- It better reveals the significance of a heritage asset and therefore enhances enjoyment of it and the sense of place;
- The materials, scale and details are carefully arranged, so as to remain complimentary to the existing buildings in immediate context;

In respects to local policy the scheme will relate well to adjacent buildings and to the surrounding townscape on the grounds of its scale, quality of materials and height of buildings.

In respects of National Policy, the degree of the harm caused to the historic environment is balanced against the wider design, public realm and community benefits. This assessment finds that the proposal to change 173 would upgrade a building which is currently of neutral significance as a historic building.

The proposed external changes to the building would be an appropriate solution to a building in this location, particularly as a result of its design which, if based on a mix of traditional and contemporary architecture, and its use of materials, will sit well within the locality.