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25 Camden Park Road, London

DESIGN & HERITAGE STATEMENT

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Front view of 25 Camden Park Road

1.00 INTRODUCTION

1.01 This Design and Access Statement has been prepared in support of the proposed development at 25 Camden Park Road, London.

This application proposes the rear alteration of an existing townhouse, with an extension at lower ground floor level, new bifold doors, rear reduced terrace and steps to the garden, along with a new sun tunnel fitted to the rear roof to provide daylight to an internal room on the top floor.



Rear view of house from garden

2.00 EXISTING HOUSE AND LOCATION

2.01 25 Camden Park Road forms part of a terrace of Victorian townhouses facing onto the road. The houses are all three stories with a raised entrance level from the street and a lower ground floor at semi basement level.

The houses are formal in design with buff brick fronts and stone window surrounds, plinths and pediments. The rear of the houses are plainer, in a darker brick, with large timber sliding sash windows overlooking the rear garden.

In common with other houses in the terrace, a small rear extension has been previously added to form the family kitchen at lower level with a small study and terrace above. The kitchen is very small for the size of the house. Many of the original features have been retained throughout the house and the layout of the principal rooms is largely intact.

The houses on either side have both also previously been extended, with that at no 27 a much larger two storey extension across the rear of the property.

The house sits within Camden Square Conservation Area, hence a Heritage Appraisal is included in this Design and Access Statement.



View of rear extension to no 27



Site location, outlined in red



Existing and proposed rear elevations for comparison

3.00 THE PROPOSALS

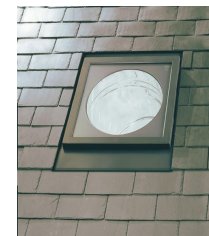
3.01 The aim of the project is to provide improved living accommodation for the family house, to enlarge the kitchen and provide improved links with the garden area.

A rear extension is proposed to infill the 'L' formed at lower ground floor level by the previous extension, whilst retaining the existing study and terrace above. The room nearest the garden would be enlarged to form a new dining room, with the kitchen moving into the existing central area. Large bifold doors would link the dining room to an outside terrace with a brick retaining wall and steps to the garden.

A lantern rooflight is proposed above the extension to allow daylight into the middle of the plan, to light the new kitchen.

The materials for the extension would be brickwork with a cast stone parapet and a new membrane flat roof, with aluminium rooflight and bifold doors.

On the top floor of the house some internal alterations are to be carried out. A sun tunnel is proposed to provide daylight to an internal bathroom.



Proposed sun tunnel terminal at roof level



Camden Borough Conservation Area Character Plan, with site location highlighted

4.00 HERITAGE STATEMENT

- 4.01 Camden Square Conservation Area was designated in 1974, and extended to include Camden Park Road in 2002. The latest appraisal was adopted in 2011.

Camden Park Road forms part of the formal layout of the area that was completed between around 1840 and 1880. There is an architectural hierarchy of housing plot widths and type, centred on Camden Square, but common throughout is the semi-basement with steps leading to the principal entrance.

Camden Park Road is described as follows:

“Camden Park Road is a south east continuation of Torriano Avenue (leading from Kentish Town) and links to York Way. Although conforming to the essential pattern of building on the Camden Estate, its houses are terraced and more modest than Cantelowses Road. At the entrance off Camden Road are blocks of flats replaces villas, at the junction with North Villas and Cliff Road the Lord Stanley public house faces the ragstone former church at the junction with North Villas and Cliff Road. The conservation area boundary divides the area from the LCC Camelot House estate to the north east (on the site of the Estate reservoir).”

The housing including the development site is considered to have a positive impact on the Conservation Area.

The proposals relate to work to the rear of the property only – no alterations are proposed to the front which forms the main contribution to the character of the Conservation Area. The

proposals are sympathetic to the scale and style of the existing house with minimal impact on neighbouring properties and no impact on the wider Conservation Area, whilst being a positive improvement to the existing house, consistent with similar nearby developments.