

Kelly Street Residents Association

25 Kelly Street

London NW1 8PG

16 October 2014

Jennifer Walsh

Regeneration & Planning

Development Management

London Borough of Camden

Town Hall, Judd Street

London WC1H 8ND

Dear Jennifer Walsh,

The Castle, 147 Kentish Town Road, NW1 8PB; ref: 2014/5900/P

I am writing on behalf of Kelly Street Residents Association (KSRA) to object to some aspects of the proposal to rebuild The Castle, 147 Kentish Town Road, behind the retained facade. We do not object to the application in its entirety, but have the following concerns.

1) We consider the scale and massing of the development to be acceptable, but think that the roof level proposals are not in keeping with the existing building or the precedent examples and include insufficient detail. The design statement uses some of the local mansard roofs as a visual reference but the proposals contain none of the character and visual richness of these precedent examples. The applicant should be required to reconsider the design at roof level, and to submit sufficient detailed drawings to ensure the quality of the proposed work.

2) The overall proportions of the fenestration are fine; but the applicant should be required to provide detailed drawings of the fenestration and framing, including how the office glazing meets the ground and how appropriate privacy for the residential units might be provided, with translucent

or opaque glass panels set within the proposed glazing frames rather than always having floor to ceiling glass.

3) The design statement also makes reference to reinstating the original design of the plaster mouldings to the existing building; however, to ensure appropriate quality, the applicant should be required to submit 1:5 detailed drawings of the proposed mouldings. Similarly, details should be provided for the proposed plaster surrounds to the new elements of the building.

4) The choice of brick is very important and the reference building on Castlehaven Road is constructed with traditional London Stock bricks such as the 'Smeed-Dean' London Stock. However the proposed brick does not appear to have the same character and variation.

5) The roof plan proposes areas of green roof and areas of solar panelling, which are to be welcomed. However, it should be clarified how access to these areas will be achieved safely without visible balustrading. There is also insufficient detail on the proposed basement rooflight: this would appear to be glazed blocks, but this should be confirmed.

6) In terms of the accommodation proposed, the proposed lift appears to be too small to accommodate bicycles accessing the basement bicycle store.

Whilst we welcome the refurbishment of the Castle Pub building and the redevelopment of this site, given the history of applications for this site and the lack of detail included with this application and in the public exhibitions, we are concerned to ensure that the applicant is bound to achieve the required level of quality and attention to detail.

Yours sincerely,

Rosemary Lewin

Chair, KSRA