

**Henry, Genna**

---

**From:** [REDACTED]  
**Sent:** 27 July 2015 15:55  
**To:** Gracie, Ian  
**Cc:** Planning  
**Subject:** FW: very very urgent Ref. 1428855 Mortimer Estate,Camden - [REDACTED]

re Planning Application: Camden Council  
Insulation system to buildings Mortimer Estate, NW6 5UR and Marrick and Kington Houses, Mortimer Crescent NW6.  
ref. 2015/4030/P

---

OBJECTIONS TO PLANNING APPLICATION.

**DEAR IAN GRACIE, PLANNING OFFICER- THIS FORMS PART OF THE OBJECTIONS TO THE ABOVE AND I BELIEVE JENNA WILL BE HAVING A WORD WITH YOU ABOUT OUR CONCERNS. THE REST OF THE OBJECTIONS WILL FOLLOW.**

THE PROPOSAL WILL TAKE AWAY THE ARCHITECTURAL APPEARANCE AND ORIGINAL AIMS OF THE ESTATE'S ARCHITECT.  
IT WAS BUILT UNDER THE AUSPICES OF AN IMPORTANT LONDON COUNTY COUNCIL RENOWND ARCHITECT.

Aims of the build.

The blocks were built post war intended as a social housing development for low paid workers and their families- prioritising those bombed out of their original homes and living in shared overcrowded conditions or those living in sub standard private rented pre war accommodation. The intention was to provide secure tenancies at reasonable rents with decent living conditions.

The brick built blocks were intended as a low rise mixed development spread about in landscaped lawns in order to blend in rather than overshadow the existing mainly Victorian houses in the immediate vicinity.

The flats were intended to provide easy-to-clean modern flats with hot water, open fires in the sitting room, outside private balcony sitting space for hot weather, grounds for children to play in, storage for coal, lifts in the larger blocks, a launderette and a community hall to encourage social interaction and activity. A childrens' play areas was built near to the community hall .

The original aims were more than met, and to this day residents feel proud of and look after their homes and the estate, with a strong sense of community and an active Tenants' Association. Many have lived on the estate since they first moved there as young children.

Both architecturally, in its setting, and in its social aims, all of the original aims have been met and continue to this day

The estate retains most of its original architectural features and looks today as it did when first built. We

feel the protection of these features might justify listing to prevent changes which would bring the estate into discordance with the aims of the original architect. It was a new concept of its period, and we believe influenced future design ideas for public housing in the future, before the major changes in the 1960s designs came on board, taking architecture into a new decade.

External features: original brickwork and roofs, original iron railings on balconies front and back, window boxes, coal storage units linked with each flat, shute and shute draws for refuse (no longer in use but retained), stone staircases with wood bannisters: flower beds immediately in front of some of the blocks eg. Marrick House, Mortimer Crescent have the original 1950s style concrete surrounds and were originally filled with rose bushes in the style of that era.

Some refurbishment has of necessity taken place with windows and front doors replaced, and the lifts changed- but these have mainly been in keeping with the original style - although more modern materials have been used- and do not detract from the original period look and intactness of the design.

Internal features: most flats have been updated over the years internally, however all retain the original tiled floors and tiled curved edges skirtings, and most have kept the original internal doors and handles and the tiled internal window ledges: plus the coats cupboard and storage in the hall.

In addition to these, No. 16 Marrick House Mortimer Crescent retains most of its other original features. Kitchen: floor to ceiling fitted wood kitchen units,( these were originally painted red and white in the "Red Rose" fashionable style of the period), original larder, broom cupboard, butler sink, wood draining boards, taps and linked external pipework, yellow tiled sink surround and window ledge, airing cupboard with tank and wooden slat shelves.

Lounge:-original fireplace. Bathroom:- original bath and taps, original yellow tile surround over the sink and on window ledge. Toilet:- original high cistern and pull chain. Small bedroom:- original built in wardrobe and storage space.

Central heating has been put in to this and the other blocks on the estate some years ago.

#### Design Influence.

**The estates' design is an especially good imaginative example of immediate post war inner London city development of social housing,** shunning the London pre-war social housing flats' designs ( built in rows with dark red bricks or tiling, no lifts, dark rooms, tarmac forecourts with open public washing lines and no greenery) which typify the inner London city landscape at that time.

The estate took the concept of social housing well beyond this, having thought of the architectural requirements required post war, and with concern for the needs of tenants- and so was built in a mixed development, set around landscaped open lawns with mature trees which were retained in the build, filled flower beds, a launderette and a community centre.

The new airy concept give a country feel while being in an inner city area, yet close walking distance to tube and mainline stations, main shops and medical agencies in nearby Kilburn High Road- giving easy access for work , shopping etc.

Architectually the estate is pleasing in appearance, and given the post war shortage of materials, makes full use of those which were available- in a creative yet sensible manner- brick, wood, iron, stone and concrete.

Architectually we believe it has been an influence on future immediate post war estates in that time, before the onset of the new 1960s developments which took the concept of social housing beyond into another era.

Historic Importance.

There are blue plaques on 2 of the blocks on the estate- details to follow with photographs.

The Architect.

The estate was built by the London County Council under the auspices of the renown architect, then Chief Architect of the County, Sir Robert Mathew OBE,FRIBA who was a Sloane Medalist and received the Pugin ward- and who was responsible for much public building including the Royal Festival Hall, Oxford Halls of Residence and the rebuilding of many war bombed rail stations.