

2.5 LOCAL CONTEXT + CHARACTER

The Camden ward of Kentish Town is primarily residential and suburban in scale.

The surrounding area of Hampshire Road itself comprises mostly 3, 4, and 5 storey buildings.

The predominant building facade materials are brick and render.

There is a mix of flat and pitched roofs with the majority of pitched roofs being clad in slate.



01 23-25 Hampshire Street The Industry Building; 3 + 4 Storey Flat Roof



02 3 Hampshire Street; 3 Storey, Flat Roof



03 1A Hampshire Street; 2 Storey, Flat Roof



04 2, 4, and 6 Torriano Avenue; 4 + 5 Storey, Pitched Roof

2.5 LOCAL CONTEXT + CHARACTER

The site does not lie within a conservation area, and the proposal will not have an adverse impact on the adjacent Camden Square Area to the south, Batholomew Estate Area to the West, or upon the Kentish Town Area to the north-west.

The building is not Statutorily Listed and nor would the proposals have any impact upon the settings of surrounding listed buildings, the two closest being the Grade II Listed Church of St Luke with St Paul on Oseney Crescent (List Entry Number: 1113230); and the Grade II Listed No. 62 Camden Mews (List Entry Number: 1392599).



05 1, 3, 5, and 7 Torriano Avenue; 4 Storey, Pitched Roof



06 9 and 11 Torriano Avenue; 3 Storey, Pitched Roof



07 Florence Court, Torriano Avenue; 4 Storey, Flat Roof



08 Carters Close, Torriano Avenue; 4 Storey, Flat Roof



09 15 Busby Place; 4 Storey, Mansard Roof



10 Wolsey House, Oseney Crescent; 4 Storey, Mansard Roof

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11 33 Canal Boulevard; 6 Storey, Curved Roof



12 St Luke's Church Osney Crescent, built 1869.
[GRADE II LISTED] (List Entry Number: 1113230)



13 Ashton Court, 254-256 Camden Road; 4 Storey, Flat Roof



14 211 and 213 Camden Road; 4 Storey, Pitched Roof



15 221 Camden Road; 5 Storey, Mansard Roof



16 229 Camden Road; 5 Storey, Flat Roof

2.6 LOCAL CONTEMPORARY PRECEDENTS

Shown are examples of developments similar to the proposed in the Camden ward of Kentish Town, and the neighbouring ward of Haverstock.

The examples shown are all in or adjacent to blocks which are predominantly a storey or more shorter than the buildings themselves, without any detrimental effect to the block.



1. 1-7 Hargrave Place; 4 storey, set-back on top storey, sited next to smaller 3 and 5 storey buildings.
[PLANNING REFERENCE : 2014/3714/P] - Erection of four storey building comprising light industrial unit on ground floor and 6 residential units on upper floors following demolition of existing light industrial unit.



2. Willingham Terrace; 3 storey, flat roof
[PLANNING REFERENCE : 2013/7338/P] - Erection of three storey building to provide 18 residential units following demolition of existing garages.



3. 59-61 Leighton Road; 4 storey, set-back on top storey
[PLANNING REFERENCE : 2013/1614/P] - Erection of 2 buildings, one four storey mixed use with office at basement and ground floor level, and residential at basement, ground, first, second and third floor levels; one three storey residential building, with units at basement, ground, first and second floor levels, following demolition of existing public house.



4. 59 Holmes Road; 6 storey, set-back on top storey.
[PLANNING REFERENCE : 2012/4056/P] - Erection of a five storey plus basement building comprising light industrial at basement and ground floor levels and residential at 1st, 2nd, 3rd and 4th floors (8 Units) following demolition of existing building.



5. 47 Allcroft Road; 4 storey, set-back on top storey
[PLANNING REFERENCE : 2014/1317/P] - Erection of a four storey building providing 18 residential units.



Location Map - No.1 Hampshire Street shown in red

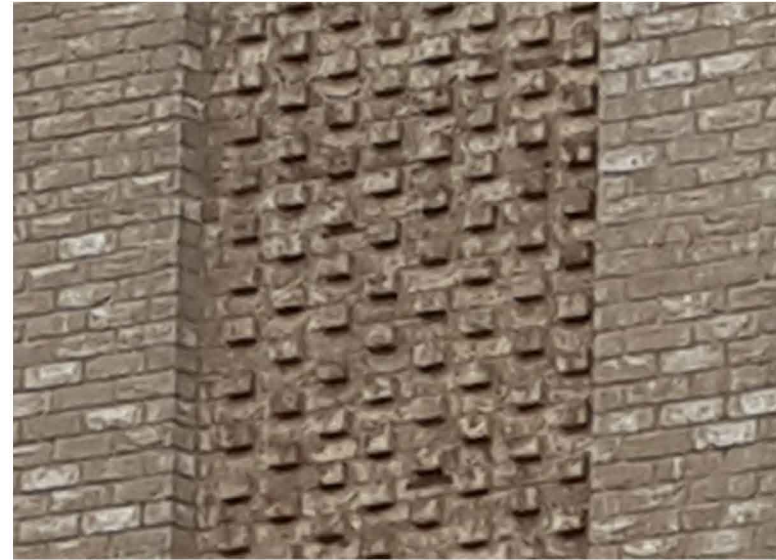
2.7 MATERIAL PRECEDENTS

Shown opposite, examples of materials and their application in buildings in the ward of Kentish Town.

These examples and precedents are representative of the use of materials in contemporary buildings in the area, and informed the materiality of the proposed development.



1. 2 Vicars Road; limestone entrance canopy over entrance to residences



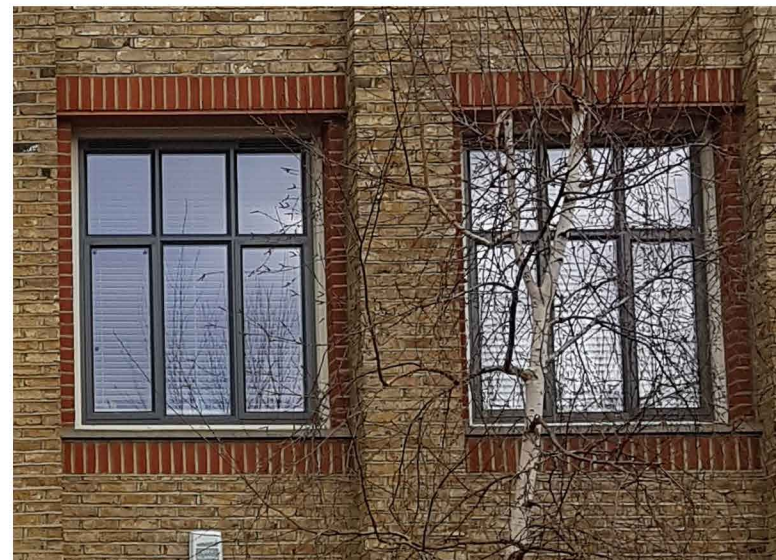
2. 2 Vicars Road; Hit + Miss brick pattern on recessed areas of the facade



3. 59 Holmes Road; Hit + Miss brick pattern on corner



4. 254-256 Camden Road, Ashton Court; bands of soldier course brick between recessed door and window openings



5. 118-122 Grafton Road; bands of soldier course brick over window openings with recessed, differently coloured half brick strips either side



6. 1, 3, 5, and 7 Torriano Avenue; wrought iron railings with circular design beneath handrail