

Design Statement

85 JAMESTOWN ROAD,
CAMDEN, LONDON
NW1 7DB

BRIAN O'REILLY ARCHITECTS
31 Oval Road, London NW1 7BH

mail@brianoreillyarchitects.com
www.brianoreillyarchitects.com

T +44(0)20 7267 1184

85 Jamestown Road was a semi derelict building that has been brought back to full use and with the coffee shop that is part of the development now forms the focus of the junction of Oval Road and Jamestown Road.

Visually, the improvement to the streetscape is significant and the building has been saved from further decay with its new lease of life. The original building has been extended by a mansard roof extension above and an infill extension on Jamestown Road.

The composition of the development is the combination of new and old and provides a striking example of how an old building can be renovated.

This application relates to a change in specification of windows on the upper 2 floors of 85 Jamestown Road. The approval is for sash windows at 2nd floor and third floor.

Our application is for retrospective approval for casement windows instead of sash windows at 2nd and third floor levels.

At second floor the existing windows were Crittall steel framed windows (see images below) and when we started to look at the design and specification we felt that casement windows would be more appropriate than sash windows for the following reasons:

- The existing windows were not sash windows
- The square proportion of the opening did not lend itself to sash windows
- The overall approval is for a development that mixes traditional with modern components and we felt from a design point of view that the windows above first floor level should be simplified in detail to follow this concept.
- We wanted to avoid pastiche just for the sake of it and we think the result justifies the decision.
- The casement windows are more efficient.
- The building is not listed or within a conservation area, and any complaints have been from a single individual, both with regard to the initial development and subsequent correspondence.

In addition, the application also seeks to gain consent for a raised chimney stack on the boundary of Jamestown Road; the reason for the increased height is because the original planning drawings did not take into account the requirement for a working flue to be appropriately higher than the new roof finish.

The increased height is relative to the roof height and does not look out of proportion.

Lastly, we also seek retrospective permission for a roof light on the upper roof which has been placed to bring daylight into an internal staircase. We believe the rooflight should not be contentious as it is barely visible and rooflights are a common feature of new London roofs.



Fig 1&2. Views from the corner of Jamestown Road and Oval Road before and after the development



Fig 3&4. Views from Jamestown Road before and after the development



Fig 5&6. Views from Oval Road before and after the development



Fig 8 View showing existing Crittall type window on the third floor



Fig 9 View showing new development