

DESIGN AND ACCESS STATEMENT

INTRODUCTION

17 South Villas is located within Camden Square Conservation Area. Camden Square Conservation Area is a primarily nineteenth century inner London suburb. It is a planned development, in a gridded street layout running parallel to and perpendicular from Camden Road, and the layout is focused around Camden Square. Square.

South Villas



Camden Square Conservation Area is located on the east side of the Borough of Camden on the boundary with Islington. It lies half a mile north east of St Pancras Old Church and Kentish Town, half a mile north east of the centre of Camden Town and is situated south east of Kentish Town.

North and South Villas were built at high density from the mid-1860s when the new cattle market was affecting the saleability of property north east of Camden Square. The houses are of the same style as Camden Terrace which lines the north east end of the Square. The houses are in brown stock brick devoid of render, mildly Italianate with segmental arched windows heads and graded in diminishing scale away from the Square. The character is more dense and urban than the Square; front areas and plot widths are correspondingly narrower.

17 South Villas- Front elevation



REASON FOR THE PROPOSED ALTERATIONS

The existing front door is of timber and is, in places, in a poor condition. The joinery has areas of deterioration and elements of the door have warped and bowed causing heat loss and draughts. Residents have highlighted issues with water ingress and structural security and have emphasised the necessity for a safe front door which meets building regulations.

DOOR PROPOSALS

The existing front door is to be replaced with a single, timber, replica door.

The new door will aim to replicate the existing aesthetically and will re-use existing fixtures where possible. The new door will be fitted to the existing aperture requiring no alteration to the brick lintel or surrounding masonry. The glazing will be replaced with double glazed panes.

17A South Villas- Front door to basement flat is located on side elevation.

