

DESIGN AND ACCESS STATEMENT

INTRODUCTION

220 Camden Road is located within the Camden Square Conservation Area.

The history and pattern of development in the Camden Square Conservation Area is part of the massive expansion of suburbs in the nineteenth century into the rural estates and surviving field patterns in north London. The area is linked to the development of Kentish Town and Camden Town. Many local street names originate from historical associations and land ownership. The development of Camden Town dates from the Act of 1788 which allowed Charles Pratt, Earl of Camden and his heirs to lay out streets on his property to the east of what is now Camden High Street.

CAMDEN ROAD



In the Council's appraisal, Camden Square Conservation Area is described as 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. Camden Square forms the centrepiece of the planned development; however, the special character of the area is that it is also diverse when looked at in detail. The architecture is not uniform around the Square, phased development is evident in groups of buildings, and some plots have been developed individually. The building of the railway through the area, the impact of wartime damage and later infill development have all contributed to the evolution of the area. The two mews behind the Square contain inventive building developments that have also evolved over time. This has resulted in a character that is a unique mix of nineteenth, twentieth and twenty-first century ideas of the mews concept, from functional service areas to exemplars of urban living. The

green spaces and the private gardens are important as they make this a green and leafy area - an attractive yet urban place with an underlying mature landscape.

Camden Road

Camden Road is a major trunk road. It is a planned straight road rising from Camden Town to York Way, laid out to link the West End to Tottenham following the Act of 1824. Originally lined with semi-detached villas on both sides, the north west side has been mainly altered and fragmented, while the south east side remains substantially intact as laid out by the Camden Estate. Post-war flats and a care home have also been inserted into the streetscape. The best example of post-1945 work is the block of flats on the south corner of Camden Park Road.

The subject property is a part of properties belonging to Circle 33 Housing Association. The properties have undergone general refurbishment to bring them up to current housing standards. However, the existing front door is in a poor state.

No. 220 Camden Road- Front Elevation



No. 220 Camden Road is a semi-detached villa built of yellow stock brick with a stuccoed semi-basement which comprises four storeys with large windows and a set of double front doors

REASON FOR THE PROPOSED ALTERATIONS

The existing front door is of timber and is in a poor condition. The joinery has areas of severe 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.

No. 220 Camden Road- Front Door Detail



DOOR PROPOSALS

The existing front doors are to be replaced with timber, replica doors.

The new doors will aim to replicate the existing aesthetically and will re-use existing fixtures. The new doors will be fitted to the existing aperture requiring no alteration to the brick lintel or surrounding masonry.