



Proposal for:  
**3A CAMDEN ROAD,  
LONDON, NW1 9LG**

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# 1.0 INTRODUCTION

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## 1.1 Executive Summary

**The purpose of this report is to highlight the proposed benefits for excavating a basement at the property 3a Camden Road.**

The proposal comprises a new basement as ancillary space serving the ground floor.

The basement will be constructed beneath the existing ground floor footprint and will be of single level. It is intended for the proposed works to be constructed as sensitively to the neighbouring properties and surrounding area as possible.

The site is well located and less than a minute’s walk from Camden Town Underground Station. The station is also under review for potential redevelopment so it can ‘properly support the vibrant local community and economy.’ This will see a new entrance introduced on Buck Street, and the formation of new escalators and lifts, while the existing station is maintained. With the property at no. 3a being in such close proximity, there is likely to be a vast increase in footfall, positively affecting the existing ground floor use - hence a need for expansive works.

## 2.0 LOCATION

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- 2.1 The Site
- 2.2 Site Location
- 2.3 Conservation Area
- 2.4 Local Context
- 2.5 Aerial View
- 2.6 Site Plan





Camden Town underground station

3a Camden Road

3a Camden Road is situated within a small row of 5 late Victorian 3-storey terraced properties located approximately 50m north-east of Camden Town underground station.

The use of the ground floor is currently operating as a Vietnamese restaurant. Above this, the site history suggests that the use of the upper floors is residential (Class C3).

The active pedestrian frontage is a common typology shared along this part of Camden Road. Much of the immediate High Street is poorly maintained and there are strong signs that the surrounding area is undergoing a gradual transition of improvements. The majority of the immediate buildings vary in use with some residential and some office use at upper floor levels and mostly retail at ground floor.



2.0 LOCATION

2.2 Site Location



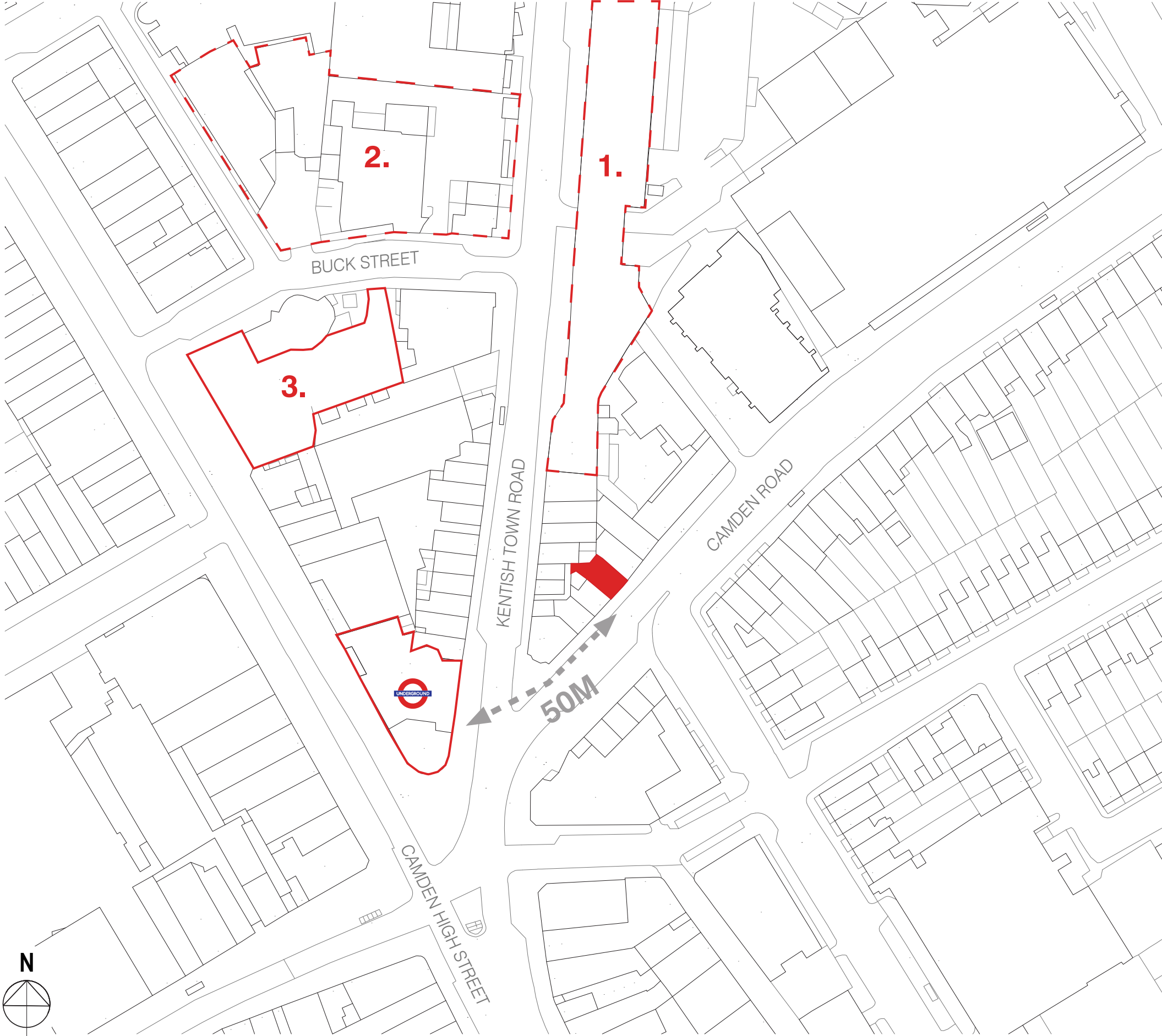
1. Proposal for **Grand Union House**



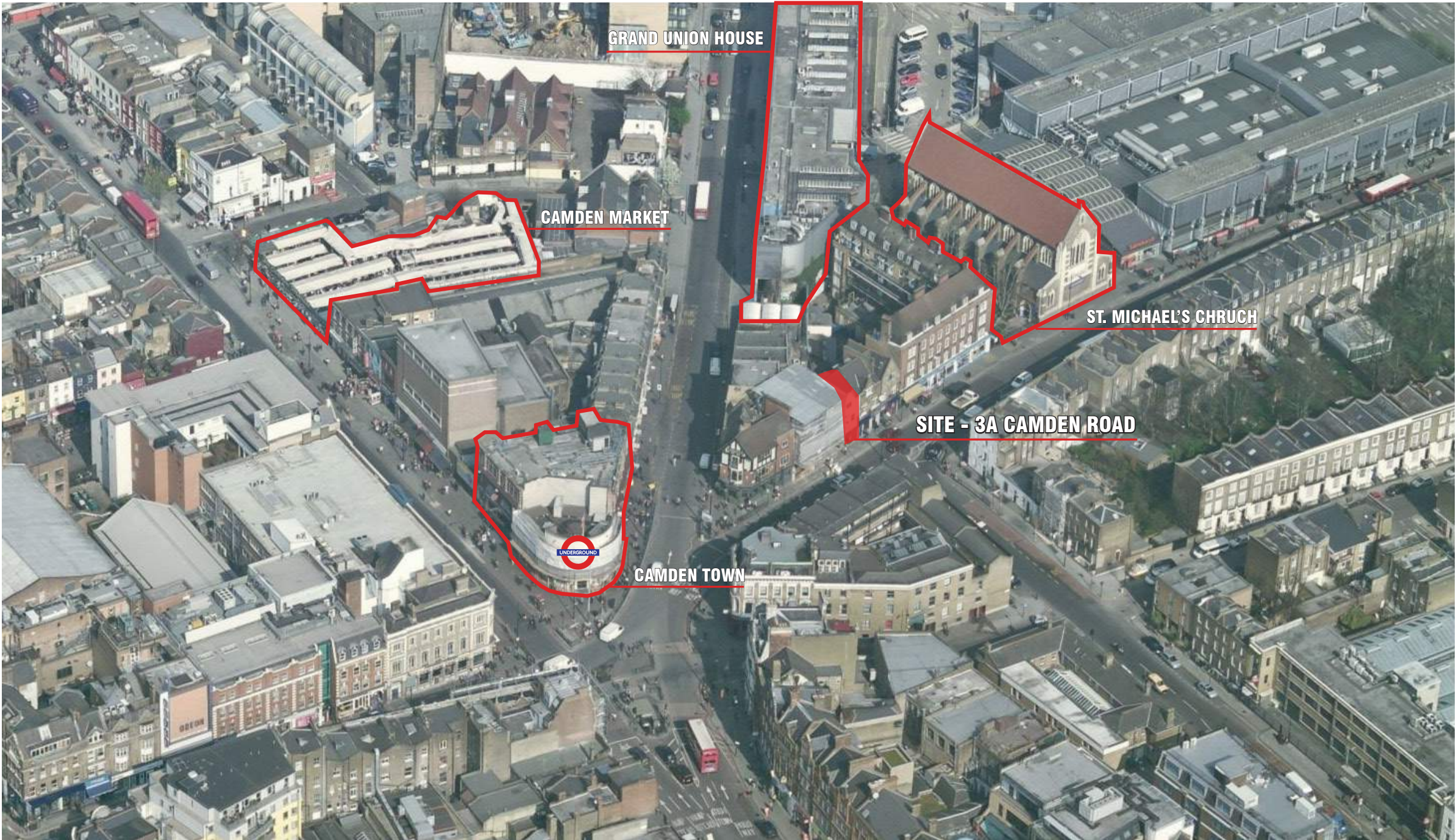
2. Proposal for **Buck Street entrance to Camden Town underground station**





3. Bustle of **Camden Market**







-  Site - 3a Camden Road
-  Notable local sites

Camden is a prime location and renowned part of London, and typically a well suited destination for tourists due to the presence of various markets. It is particularly well know for it's abundant food stalls and live music venues which are factors contributing directly to consistently high occupancy rates within the borough.

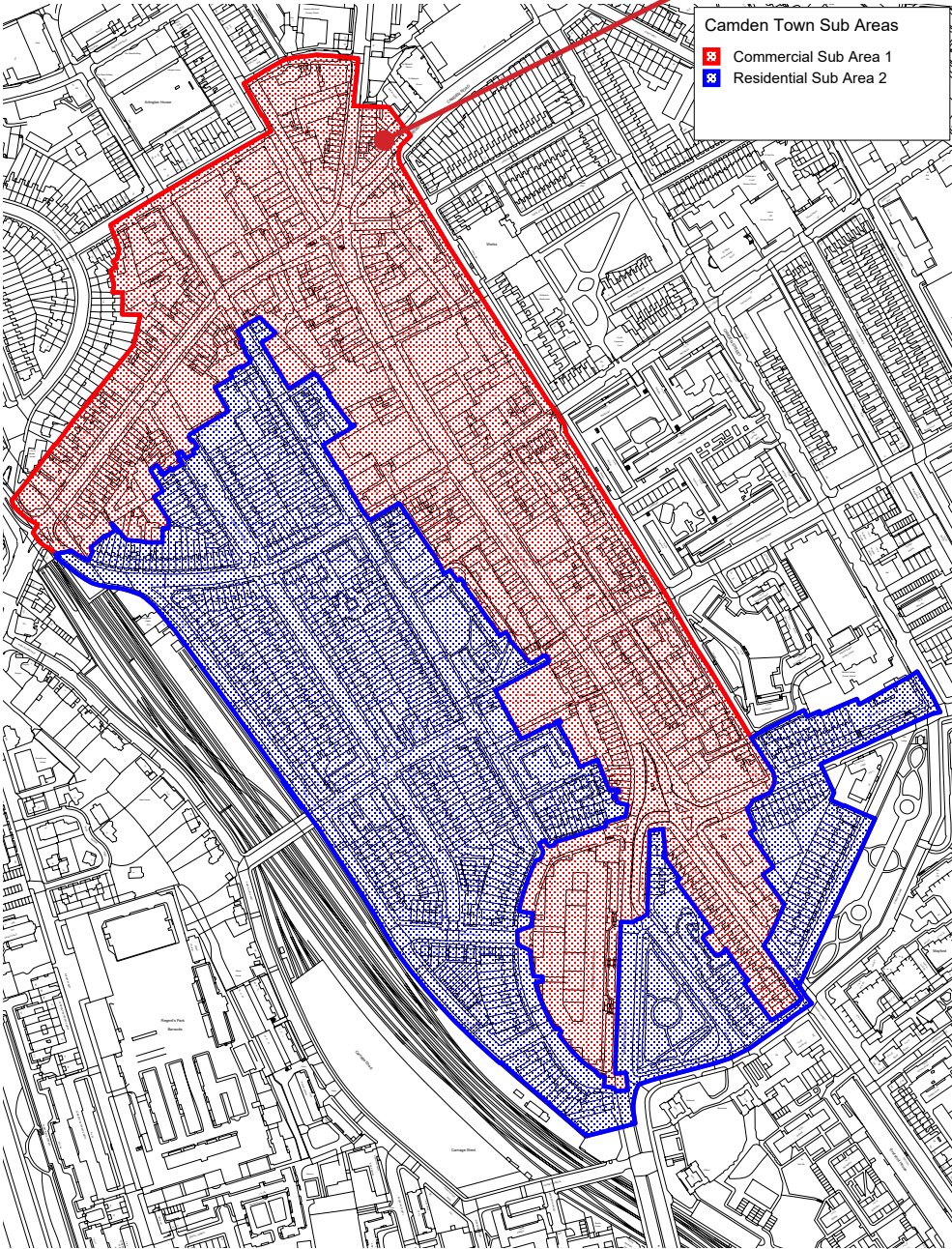
Camden is also starting to see an influx of tech start-ups and other groups making business ventures - according to the Office for National Statistics, in 2017 (latest year available) Camden had the third-highest number of start-ups in the capital, with 5,765

new businesses being born in the previous two years.

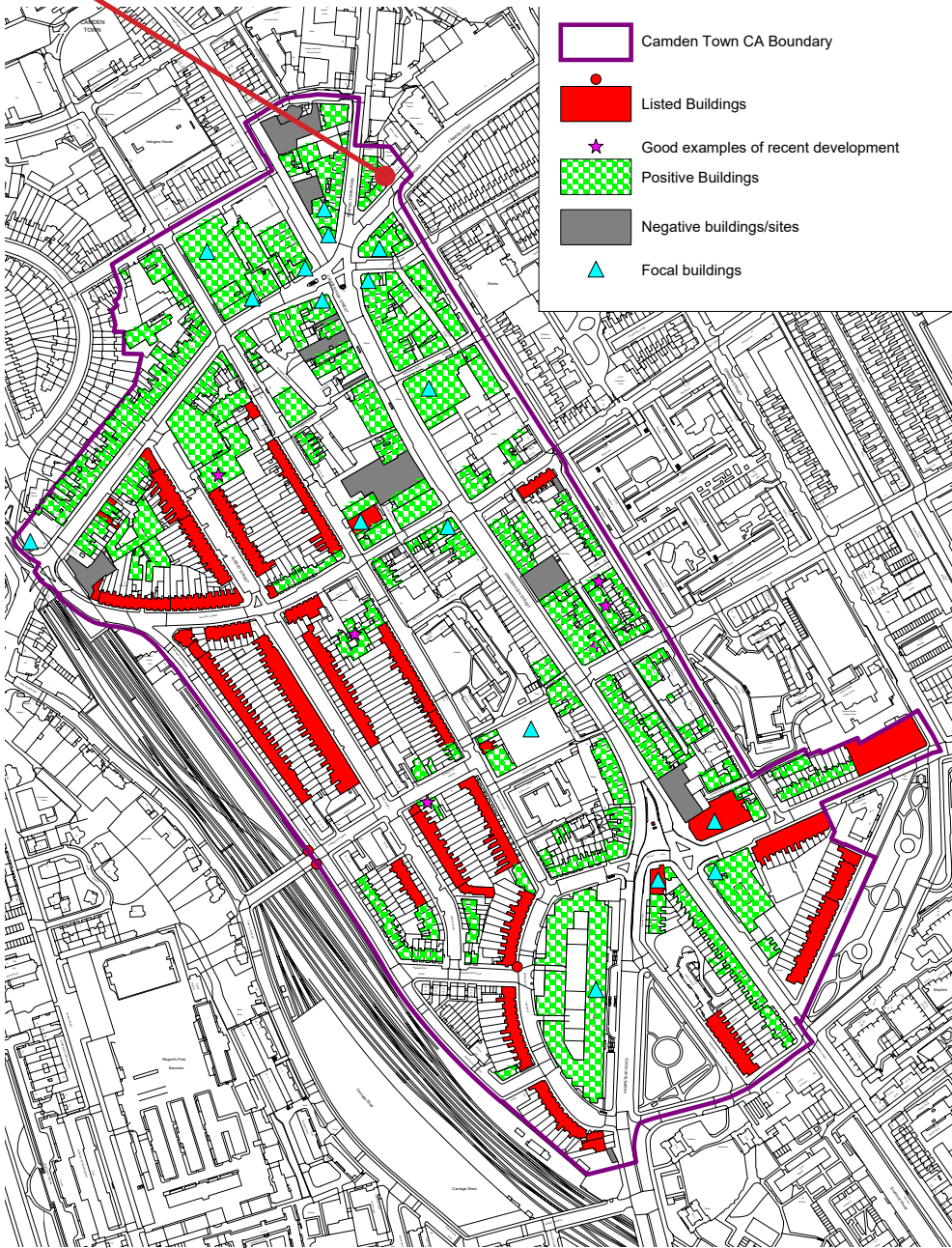
This can only be a positive sign that Camden in seeing growth within the business sector which has a beneficial knock-on effect for other local businesses and particularly the hotel sector, with an increase in demand for short-stay accommodation.



3a Camden Road



Camden Town Conservation Area Townscape Appraisal, 2006



Camden Town Conservation Area Character Sub Area, 2006



From left to right (highlighted): London, London Borough of Camden, Camden Town Conservation Area

Camden Road is located in the London Borough of Camden. Within the borough, the site is located within the Camden Town Conservation Area, which itself is split up into two distinct areas, one being predominantly residential and quiet, whilst there is a contrastingly busy retail area which makes up the other half.

There is a much lower proportion of listed buildings in this sub area which derives from increased pressure for redevelopment since the later 19th century and subsequently a greater tendency for alterations throughout.

# 3.0 PLANNING HISTORY

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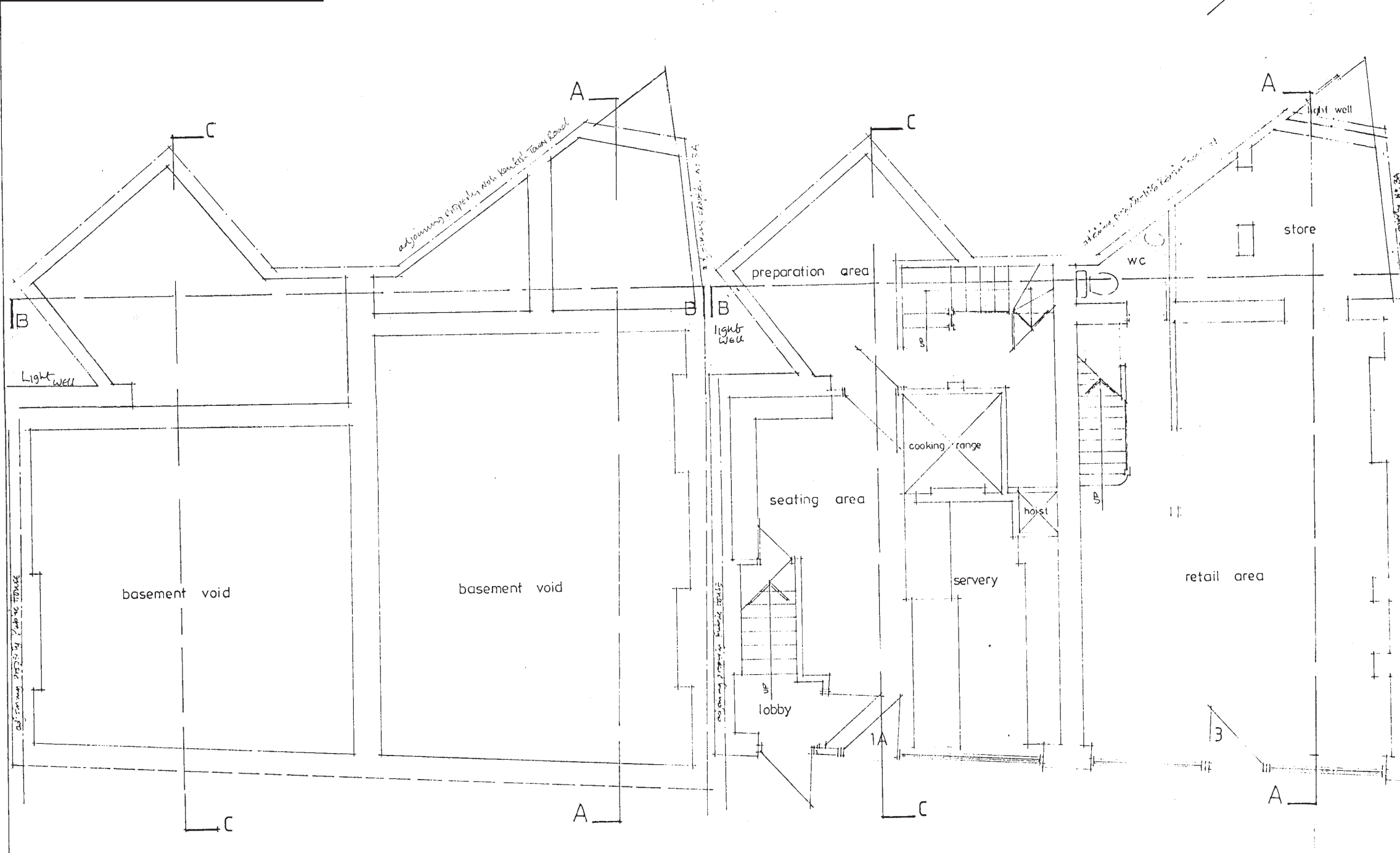
- 3.1 Property 1a-3 (Existing)
- 3.2 Property 1a-3 (Existing)
- 3.3 Property 1a-3 (Proposed)
- 3.4 Property 1a-3 (Proposed)
- 3.5 Property 1a-3 (Proposed)



3.0 PLANNING HISTORY

3.1 Property 1a-3 (Existing)

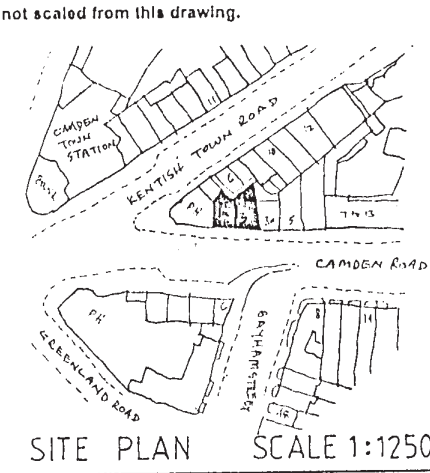
Property: **1a-3 Camden Road**  
Application No.: **2003/1341/P**  
Existing drawings



EXISTING BASEMENT FLOOR PLAN • 1:50

EXISTING GROUND FLOOR PLAN • 1:50

2003/1341/P



not scaled from this drawing.

A	31.5.2004	SECTION LINE C-C added.
B		
Date	Revisions	

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Client

Job Title  
1A + 3 CAMDEN ROAD  
LONDON NW1

PROPOSED EXTENSIONS  
& ALTERATIONS

Drawing Title  
EXISTING BASEMENT &  
GROUND FLOORS PLANS

Scale  
1:50

Date July 2003 Drawn by

3.0 PLANNING HISTORY

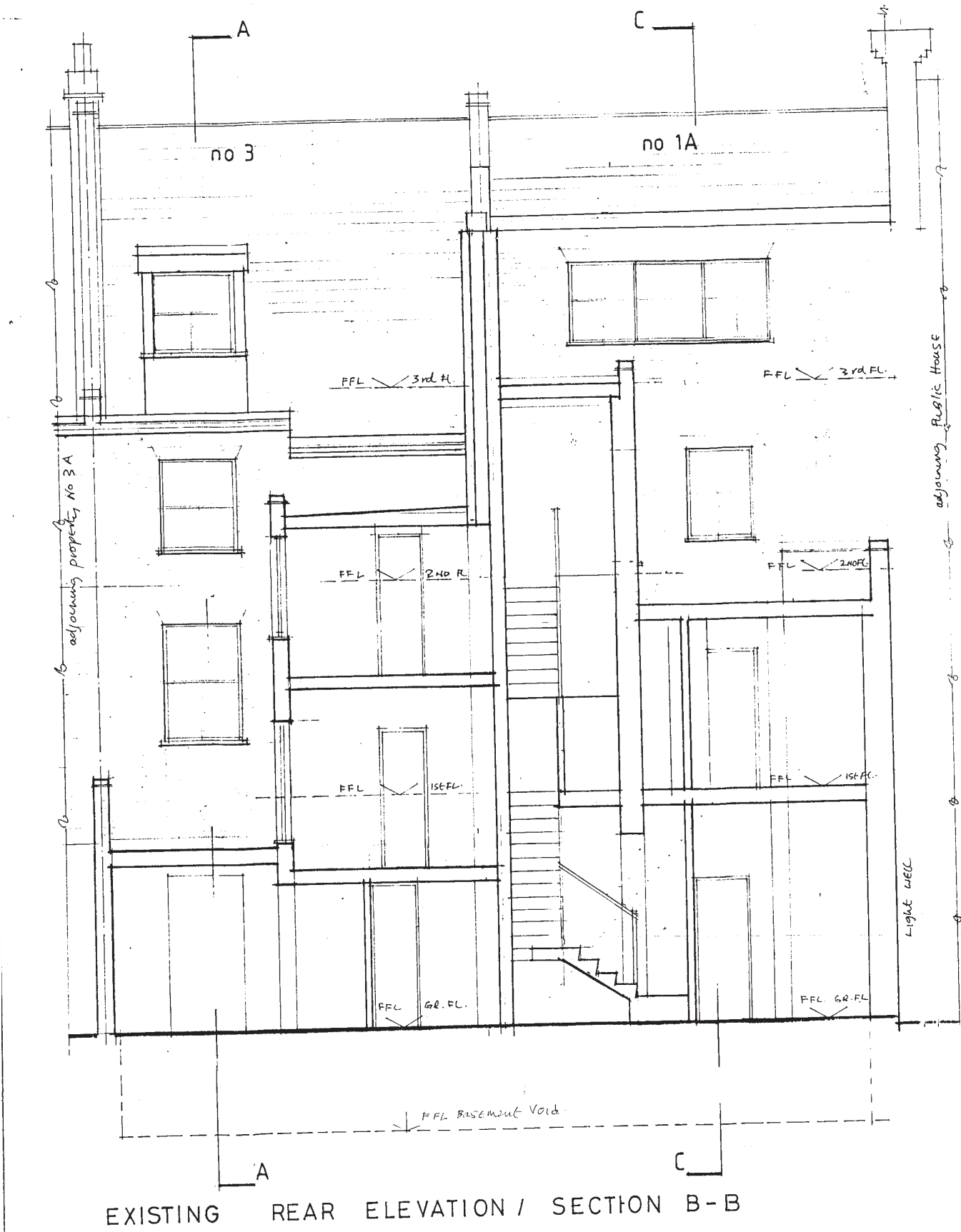
3.2 Property 1a-3 (Existing)

Property: **1a-3 Camden Road**  
Application No.: **2003/1341/P**  
  
Existing drawings

It is apparent that the property at nos.1a-3 had an application involving the excavation of a single storey basement underneath the existing footprint approved in 2003.

It is the intention for the proposed works at the subject property at 3a Camden Rd to undertake the same approach. The existing basement at the direct neighbouring property also further enhances the idea that proposed basement excavation works are unlikely to have any real movement impact on the stated neighbour.

A	31.5.2004	Section Lines A-A + C-C added
Date		Revisions
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Christos Christoforou Architect & Design Consultant 2 Langley Row Radley Highstone Barnet, Herts. EN5 4PB Tel: 020 8441 0518 Fax: 020 8440 0983		
Client		
Job Title		
1A+3 CAMDEN ROAD LONDON NW 1		
PROPOSED EXTENSIONS & ALTERATIONS		
Drawing Title		
EXISTING REAR ELEVATION / SECTION B-B		
Scale 1:50		
Date July 2003		Drawn by
Drg No.		Rev
0307 / 06		A





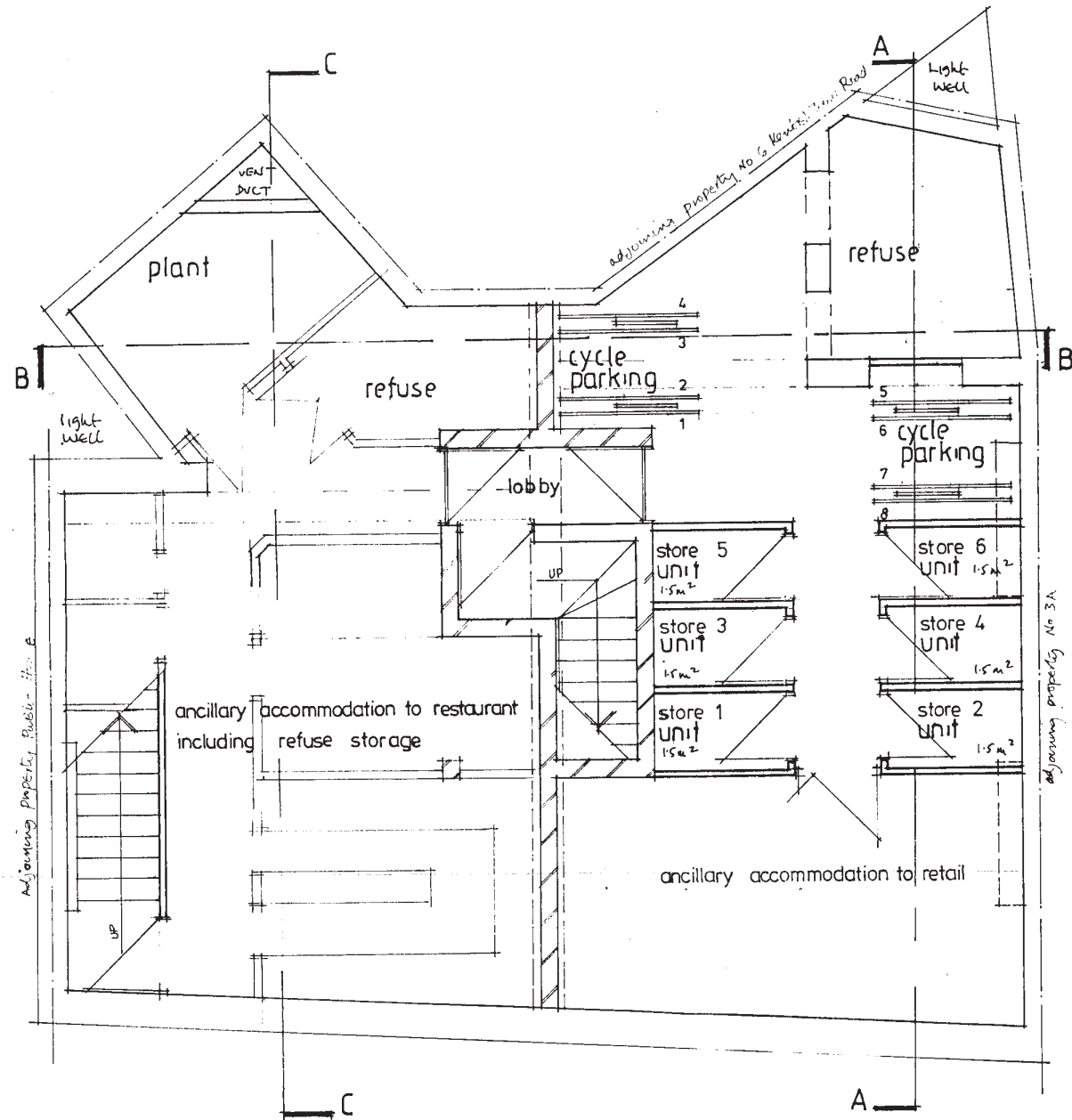
3.0 PLANNING HISTORY

Property: 1a-3 Camden Road

Application No.: 2003/1341/P

Proposed drawings

3.3 Property 1a-3 (Proposed)



2003/1341/P

PROPOSED BASEMENT FLOOR PLAN • 1:50 – ancillary accommodations to restaurant & retail etc.  
+ storage areas for flats and bicycles.

KEY

New brick internal party wall and external wall

New internal wall

Existing wall etc. to remain

Existing wall etc. to be removed

Note: Floor areas given are approximate.

C	31.5.2004	section line C-C added
B	1.12.2003	amended in accordance with Planning Officer observations
A	24.7.2003	Re-issued

Date	Revisions
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Job Title

1A + 3 CAMDEN ROAD  
LONDON NW1

PROPOSED EXTENSIONS  
& ALTERATIONS

Drawing Title

PROPOSED  
BASEMENT FLOOR PLAN

Scale 1:50

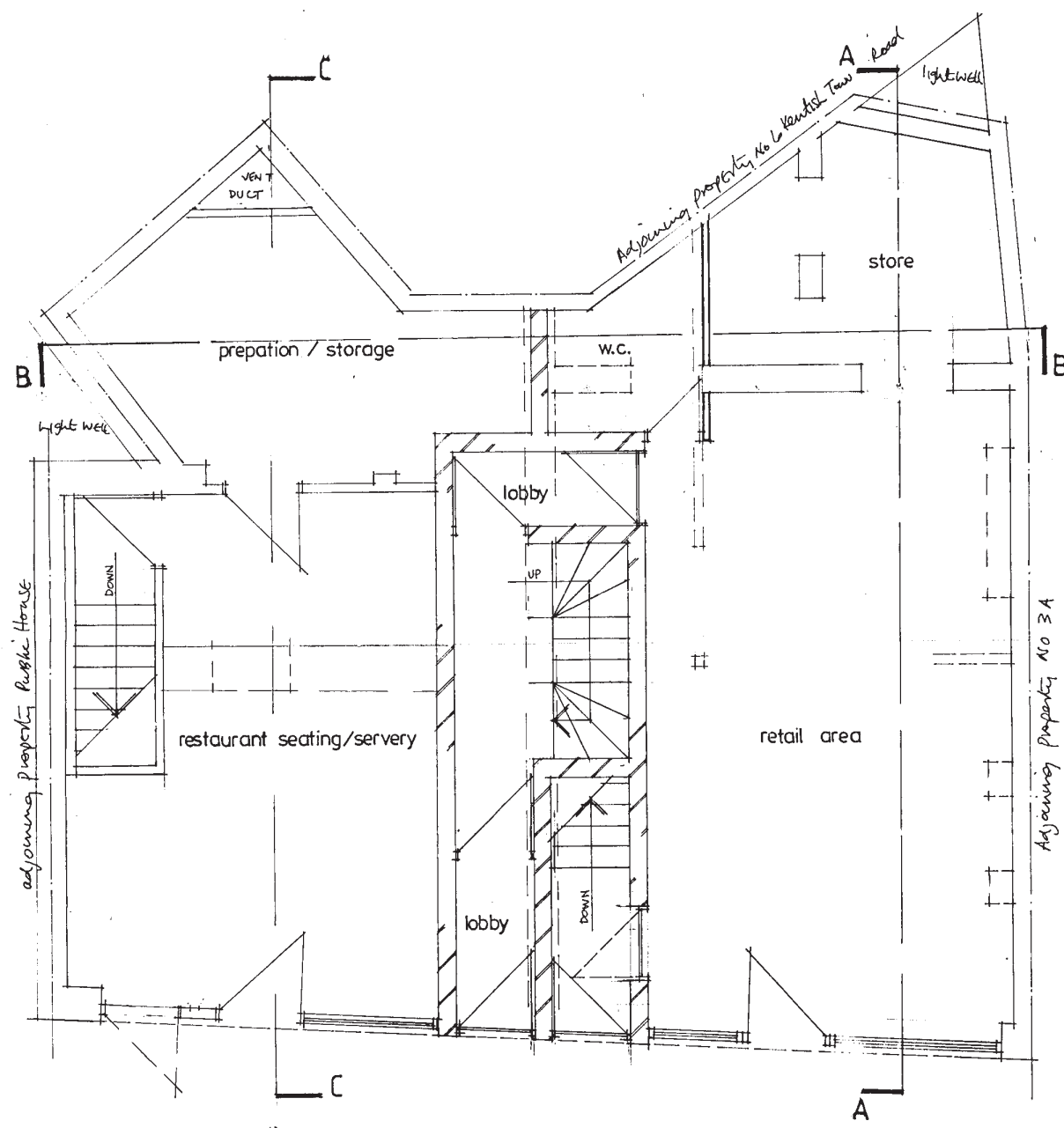
Date	July 2003	Drawn by
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3.0 PLANNING HISTORY

Property: 1a-3 Camden Road

Application No.: 2003/1341/P

Proposed drawings



2003/1341/P

PROPOSED GROUND FLOOR PLAN • 1:50 - restaurant + retail as existing usage

3.4 Property 1a-3 (Proposed)

KEY

New brick internal party wall and external wall

New internal wall

Existing wall etc. to remain

Existing wall etc. to be removed

C	31.5.2004	Section line C-C added.
B	1 <sup>st</sup> 12.2003	stairs going up in restaurant removed.
A	28.7.2003	Re-issued
	Date	Revisions

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1A + 3 CAMDEN ROAD  
LONDON NW1

PROPOSED EXTENSIONS  
& ALTERATIONS

Drawing Title

PROPOSED  
GROUND FLOOR PLAN

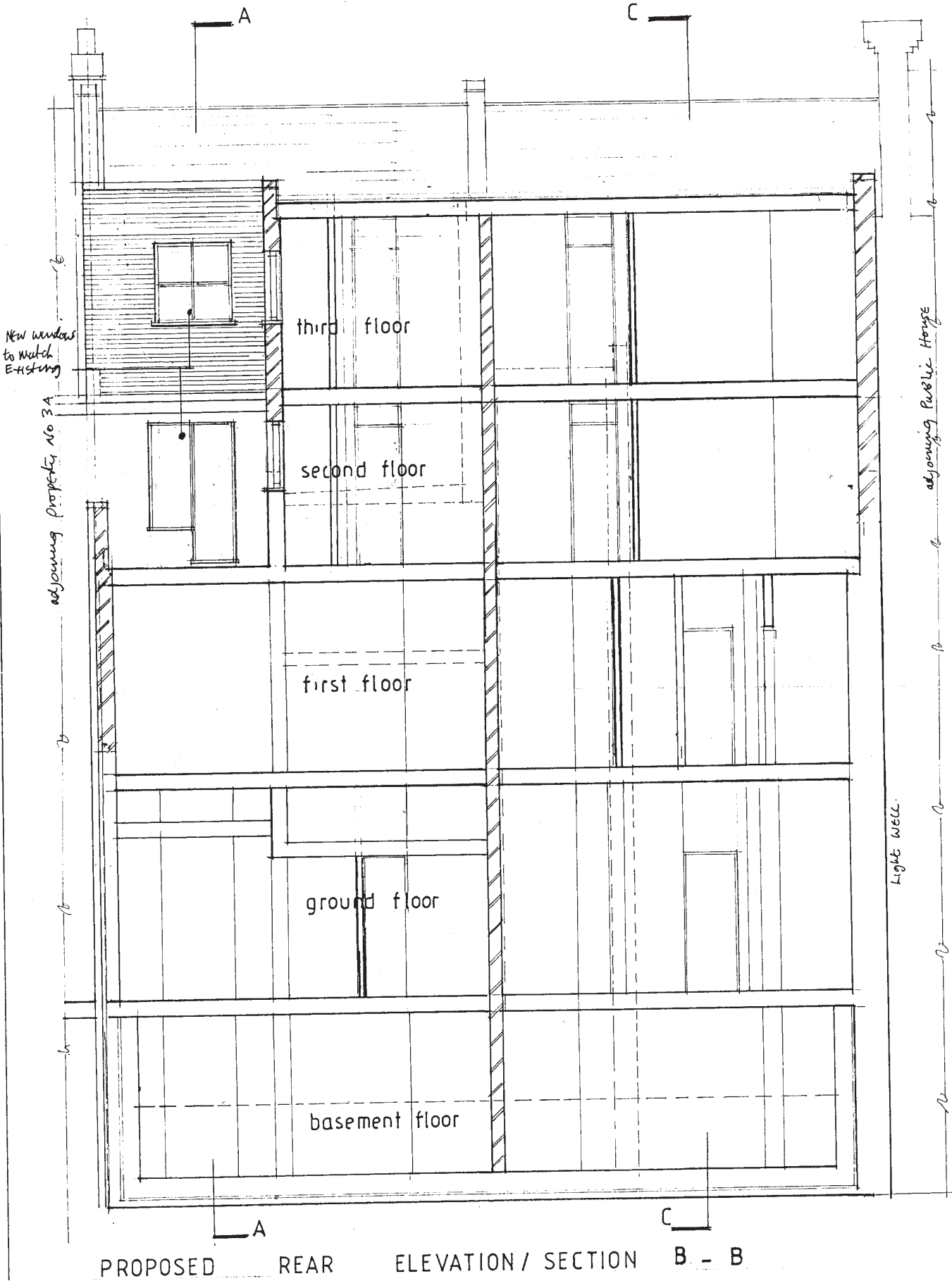
Scale 1:50

Date	July 2003	Drawn by
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3.0 PLANNING HISTORY

3.5 Property 1a-3 (Proposed)



Property: 1a-3 Camden Road  
Application No.: 2003/1341/P  
  
Proposed drawings

- KEY:
- [Hatched pattern] New Brick (internal party wall and external wall)
  - [Double line] New internal wall
  - [Thin line] Proposed extension
  - [Thick line] Existing wall etc to remain
  - [Dashed line] Existing wall etc to be removed
  - [Pattern] New form brickwork to match existing

B	31.5.2004	Section Lines A-A + C-C add
A	25.7.2003	Section re-lettered to correspond to existing section
		C-B removed
	Date	Revisions

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Job Title

1A+3 CAMDEN ROAD  
LONDON NW 1

PROPOSED EXTENSIONS  
& ALTERATIONS

Drawing Title

PROPOSED  
REAR ELEVATION /  
SECTION B - B

Scale 1:50

Date July 2003 Drawn by

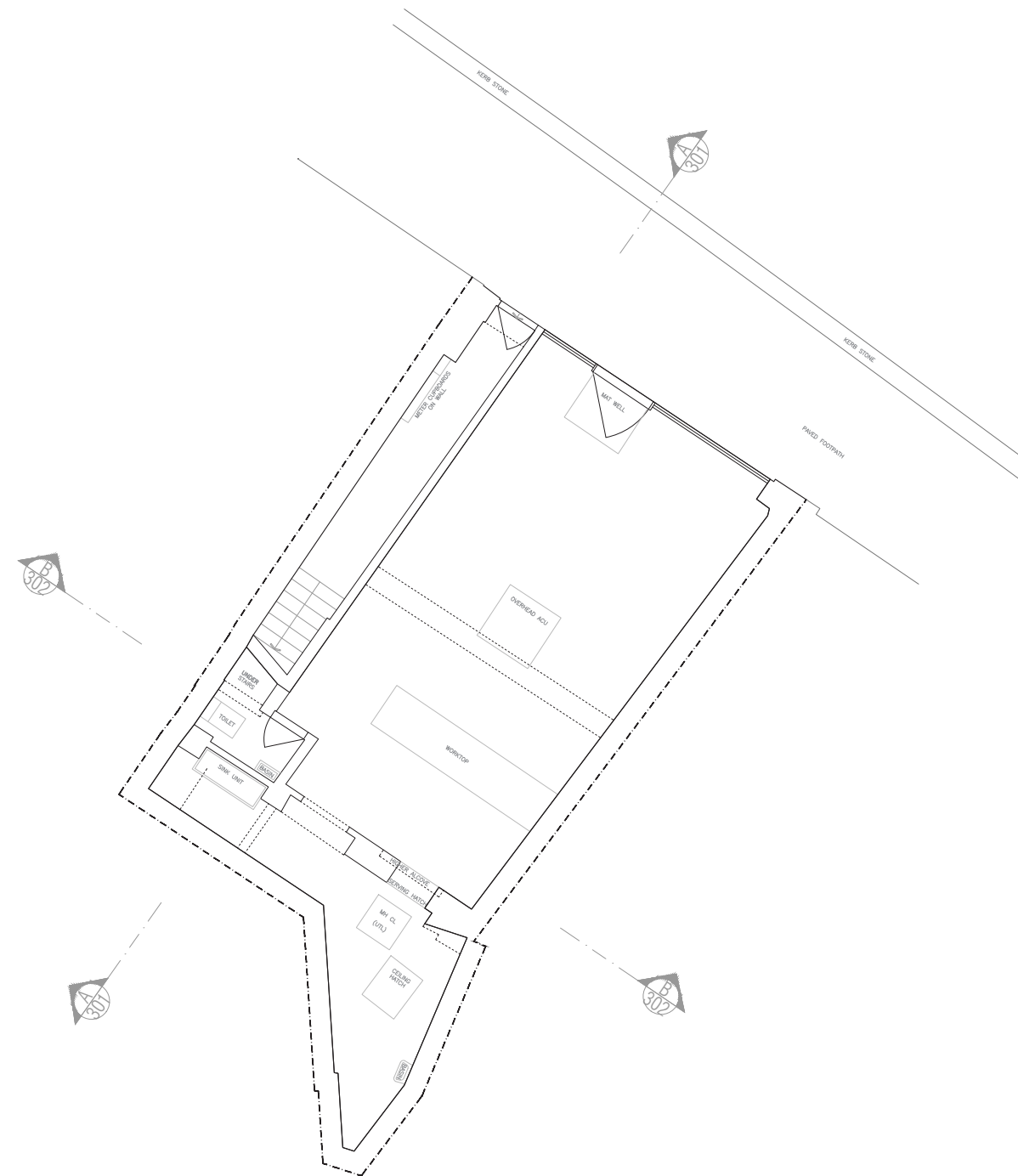
Drg No. 0307 / 15 Rev B

# 4.0 DESIGN

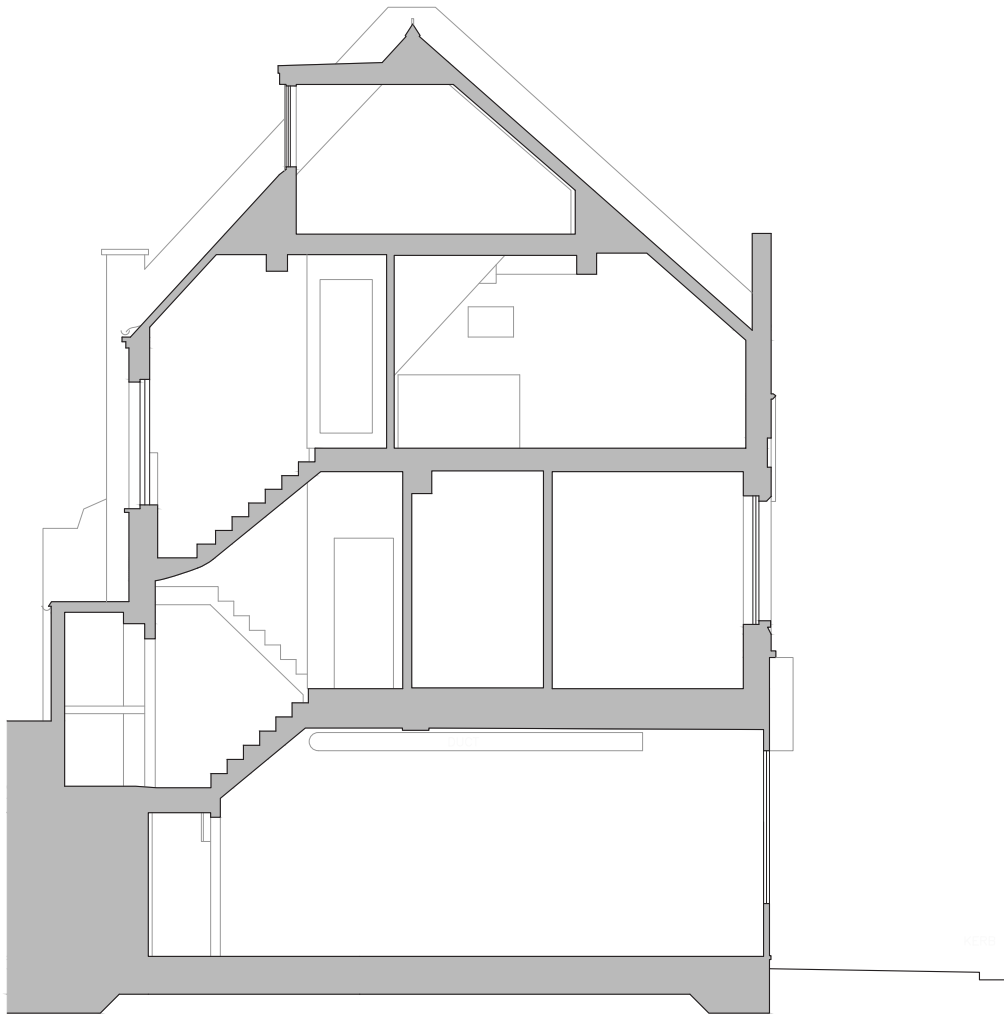
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- 4.1 Existing Plans
- 4.2 Existing Sections
- 4.3 Proposed Plans
- 4.4 Proposed Sections

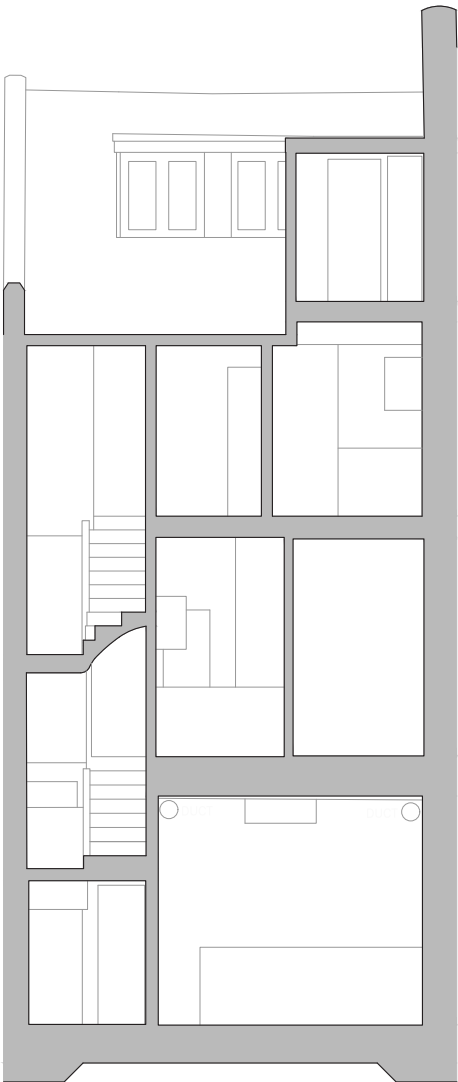




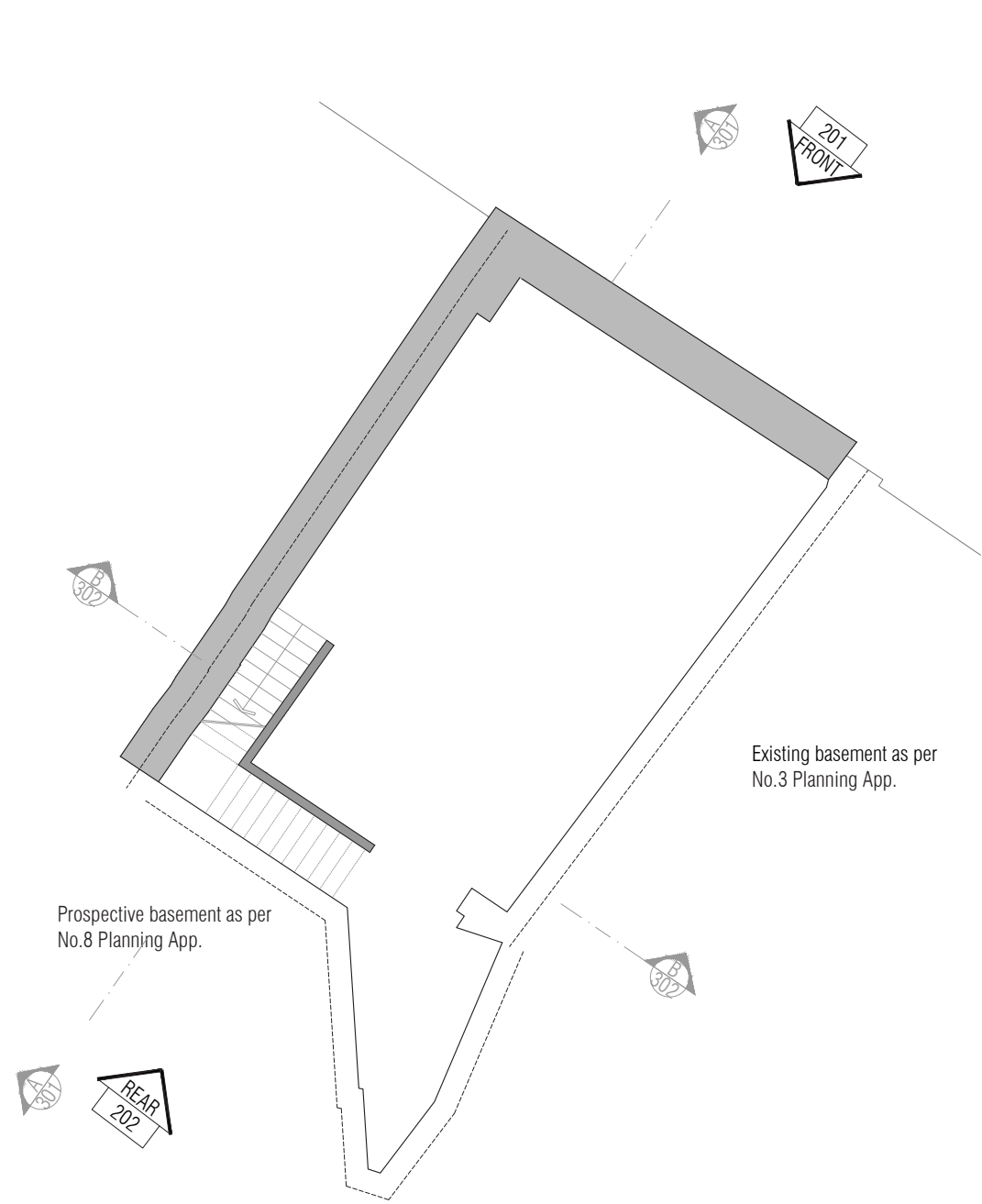
Existing Ground Floor  
1:100



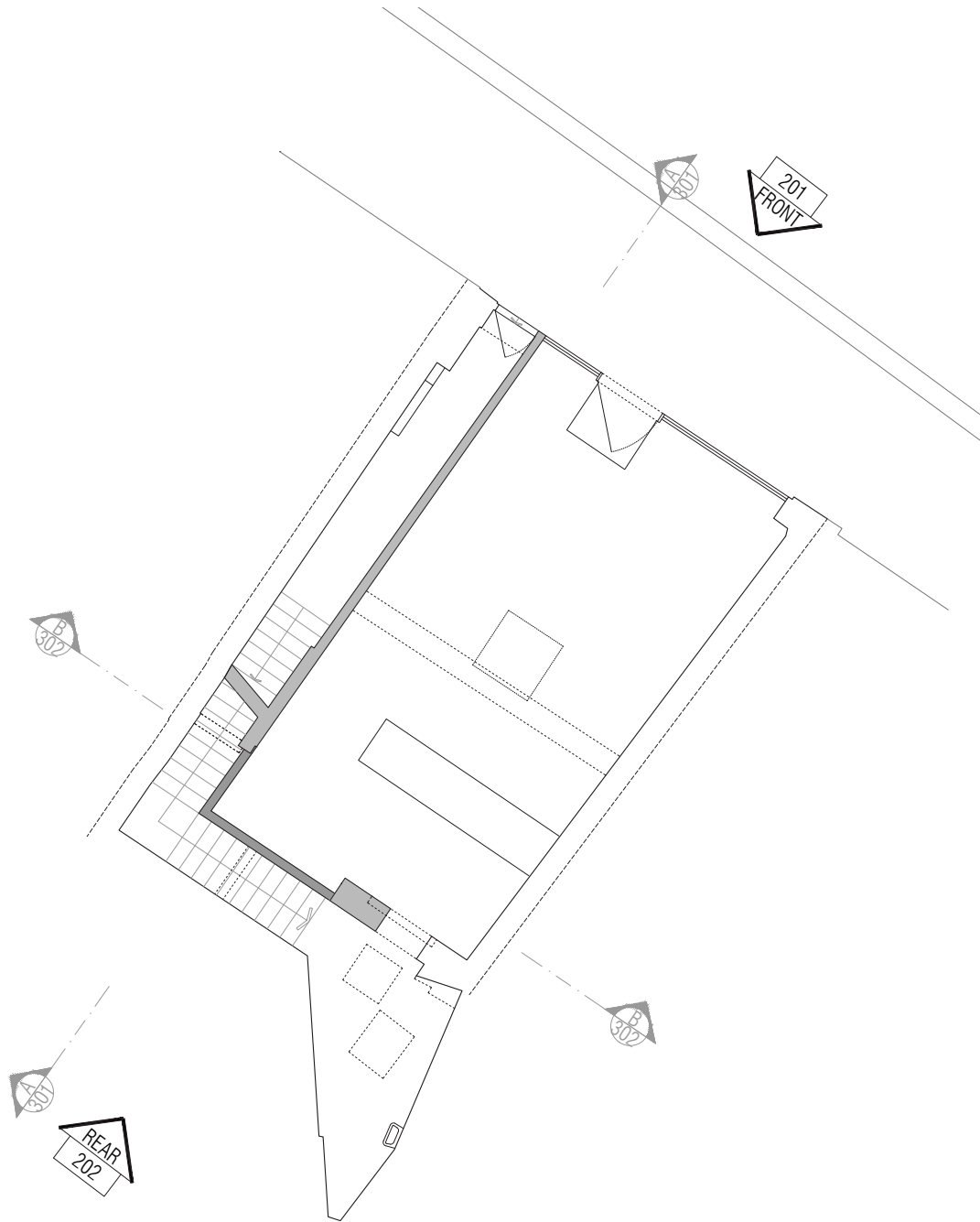
Existing Section AA  
1:100



Existing Section BB  
1:100

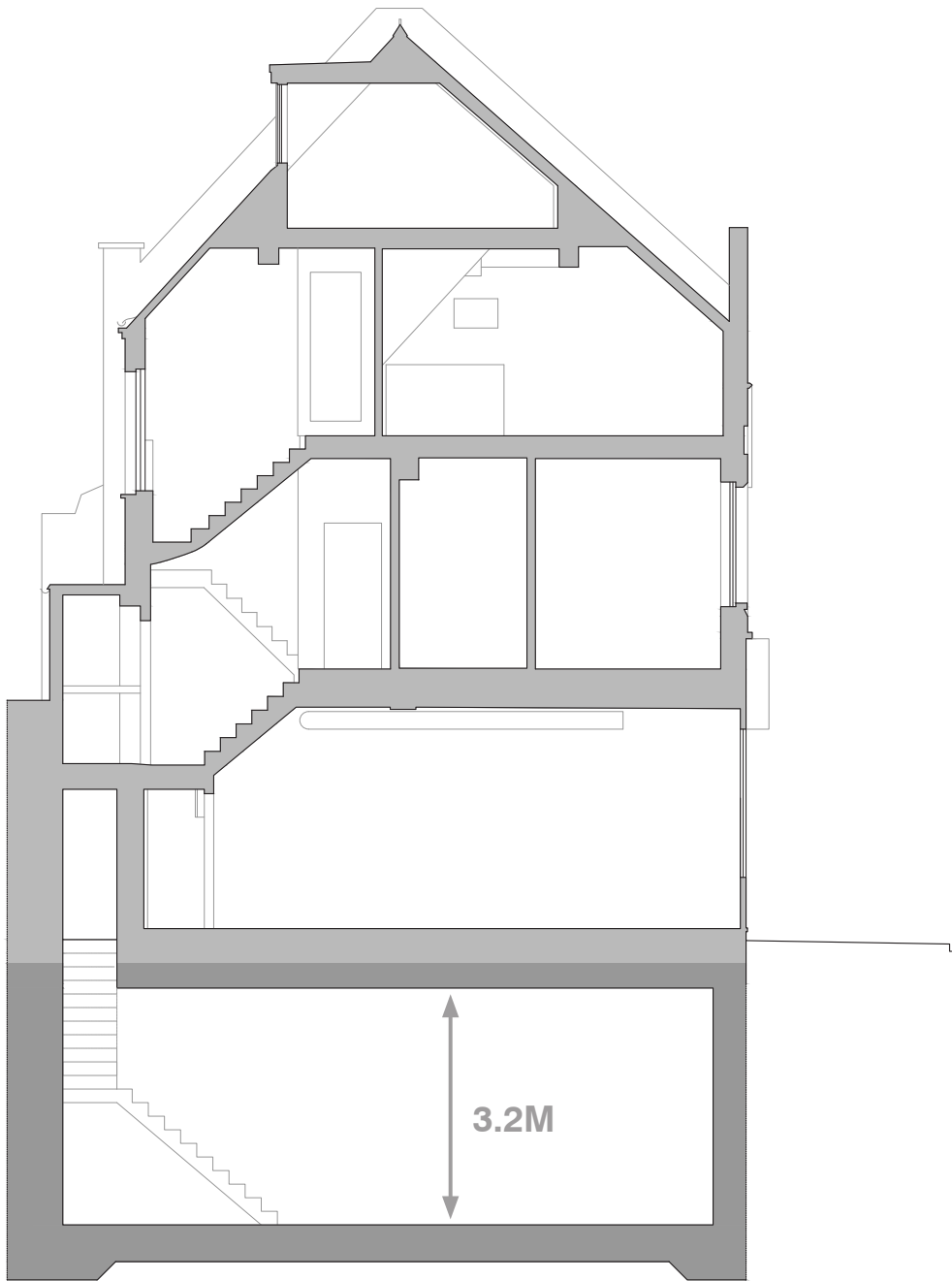


Proposed Basement  
1:100

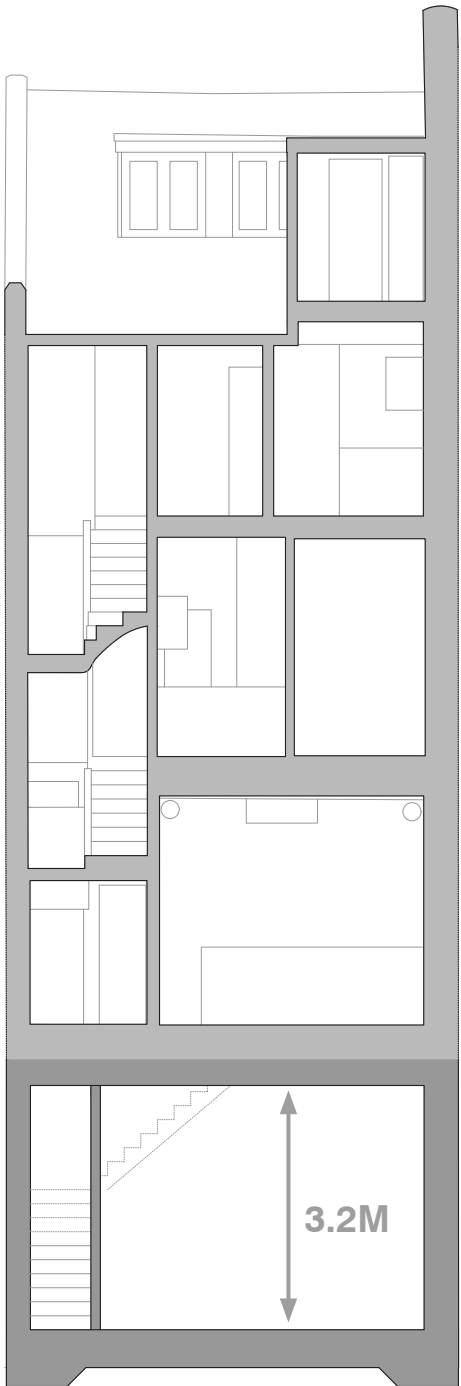


Proposed Ground  
1:100





Proposed Section AA  
1:100



Proposed Section BB  
1:100

ambigram architects