**HERITAGE STATEMENT**

**65 CAMDEN SQUARE**

**LONDON**

**NW1 9XD**

**The property and location:**

This house is in The Camden Square Conservation area. It was constructed around the middle of the 20th century.

The existing two-storey house is a square brick structure with a low pyramid roof and a central chimney. The roof is clad with slates and is contained within a brick parapet wall. The windows are all stained timber casements.

The walls are 220mm thick solid yellow Stock brickwork. There are no decorative features apart from a modest casing around the front door.

The house has no rear garden and the back of the house has an adjoining party-wall boundary with No. 29 Camden Mews. There is a spacious front garden, 6.3M deep that faces Murray Street. The garden extends around both sides of the house and the whole area is contained with a brick garden wall. There are two trees and these would be retained.

Access to the property is from a gateway in Camden Mews.

The level of the ground floor is approximately 600mm above the level of Murray Street.

No. 29 Camden Mews is also under the same freehold ownership as No 65 Camden Square.

**Context of new house and neighbourhood:**

The surrounding Conservation Area is mostly occupied by 19th century properties although there has been later re-development on many local sites, including the two immediate neighbours at 16 Murray Street and the house on the opposite corner of Camden Mews.

Most of the original 19th century houses in the area are four-storey properties (including semi-basements). These houses are mostly clad with painted render and they have projecting entrance porches with decorative mouldings for window and door casings. Some properties in Murray Street and most properties Camden Mews are constructed with yellow Stock bricks.

The proposed re-built house would be a three-storey structure of traditional appearance. It would be built on the footprint of the existing house but also with two projecting bays at the front, a single storey extension on the side facing No 16 Murry St, and a two-storey extension on the side of Camden Mews.

The wing on the side of Camden Mews is shown with a roof balcony surrounded with a parapet, topped with a steel railing. This balcony will over-look the Mews, but not the neighbouring gardens.

The walls of the new house would be built in matching yellow Stock brickwork with painted render on the front bays, bandings, cornices and above the parapet level. The roof will be clad with textured grey slates. Two dormer windows will be set in the front roof. An unobtrusive rear dormer with a pitched (cat-slide) roof will be installed on the rear part of the roof. All windows and doors will be painted timber with traditional details.

Although this development would be higher than the existing house, it would not be as tall as the 19th century houses in the vicinity. The choice of traditional brickwork and painted render would match many other nearby structures.

Generally, this re-development would provide a pleasant family house with a more interesting appearance than the un-adorned existing house. It would therefore blend in easily with the neighbourhood, especially as it is set back from the front boundary. This development will provide an opportunity to create a house with a vastly improved thermal performance that is intended exceed the minimum requirements.

CEDC

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