



Proposal for:
**5 CAMDEN ROAD,
LONDON NW1 9LG**

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1.0 INTRODUCTION

1.1 Executive Summary

The purpose of this report is to highlight the proposed benefits for excavating a basement at the property 5 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. 5 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

- 2.1 The Site
- 2.2 Local Context
- 2.3 Local Developments
- 2.4 Conservation Area



1a Camden Road

3 Camden Road

3a Camden Road

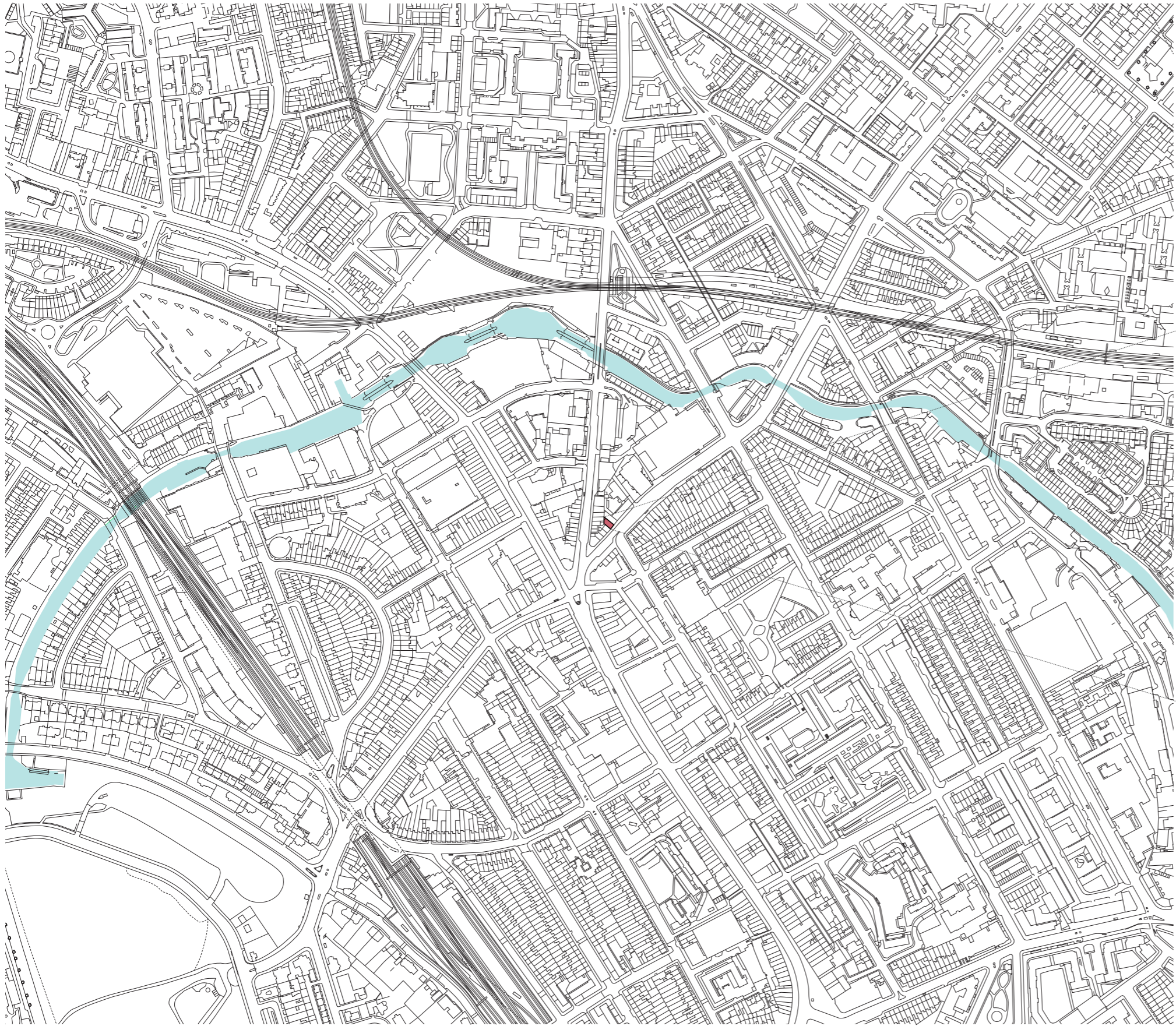
5 Camden Road

5a Camden Road

5 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.

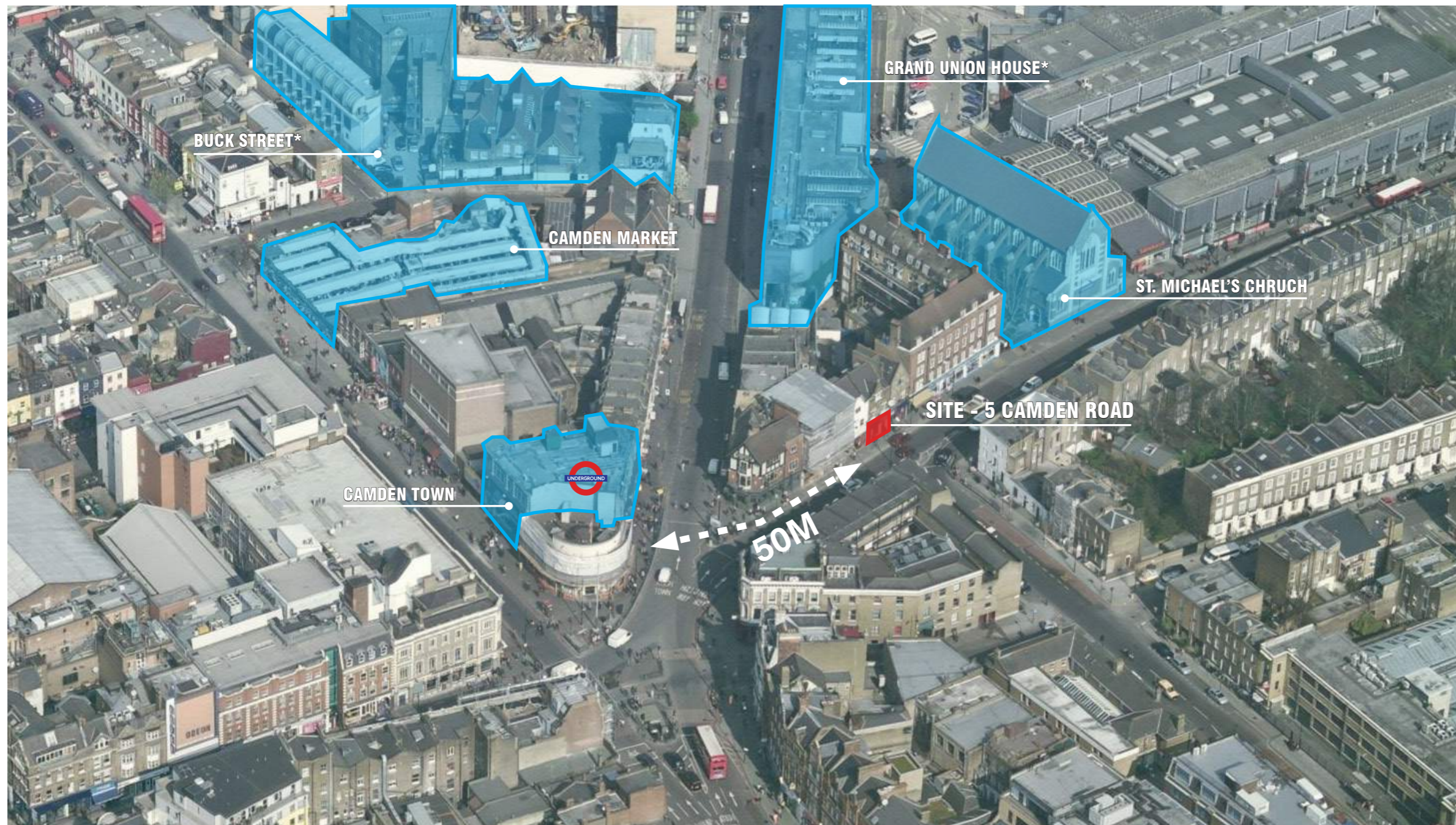
The use of the ground floor is currently operating as a bookmakers (Class A2). Above this, the site history suggests that the use of the upper floors is residential (Class C3).

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.



Site - 5 Camden Road





- Site - 5 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 known for it's abundant food stalls and live music venues which are factors contributing directly to consistently large amounts of footfall and a thriving night time economy.

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.

Developments such as the Grand Union House Scheme (see page 9) reflect the need and provision for this with large amounts of office space being at the forefront of the scheme.

This can only be a positive sign that Camden is 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.

* Proposed local developments - see next page

2.0 LOCATION

2.4 Local Developments

Proposal for Grand Union House

The Grand Union House development proposes a major new office building, new affordable homes and local shops, and a new street frontage bringing activity the local area, creating spacious links and improved public realm between Kentish Town Road and Camden Road. These elements together encompass 6,268 sqm of mixed-use development.

The new development seeks to demolish parts of the famous Grimshaw-designed Sainsbury's scheme. It is undeniable that this proposal, alongside other proposed major developments e.g. the new Camden Town tube station at Buck Street, would benefit the surrounding area, in particular the array of local retail units.



Proposal for Buck Street entrance to Camden Town underground station

The proposal for a new station entrance for Camden Town aims to ease congestion and increase space to allow for anticipated rise in footfall. The development will also include housing above the new station, and retail and commercial space will also be provided, contributing to the evident evolution that Camden Town is undergoing.

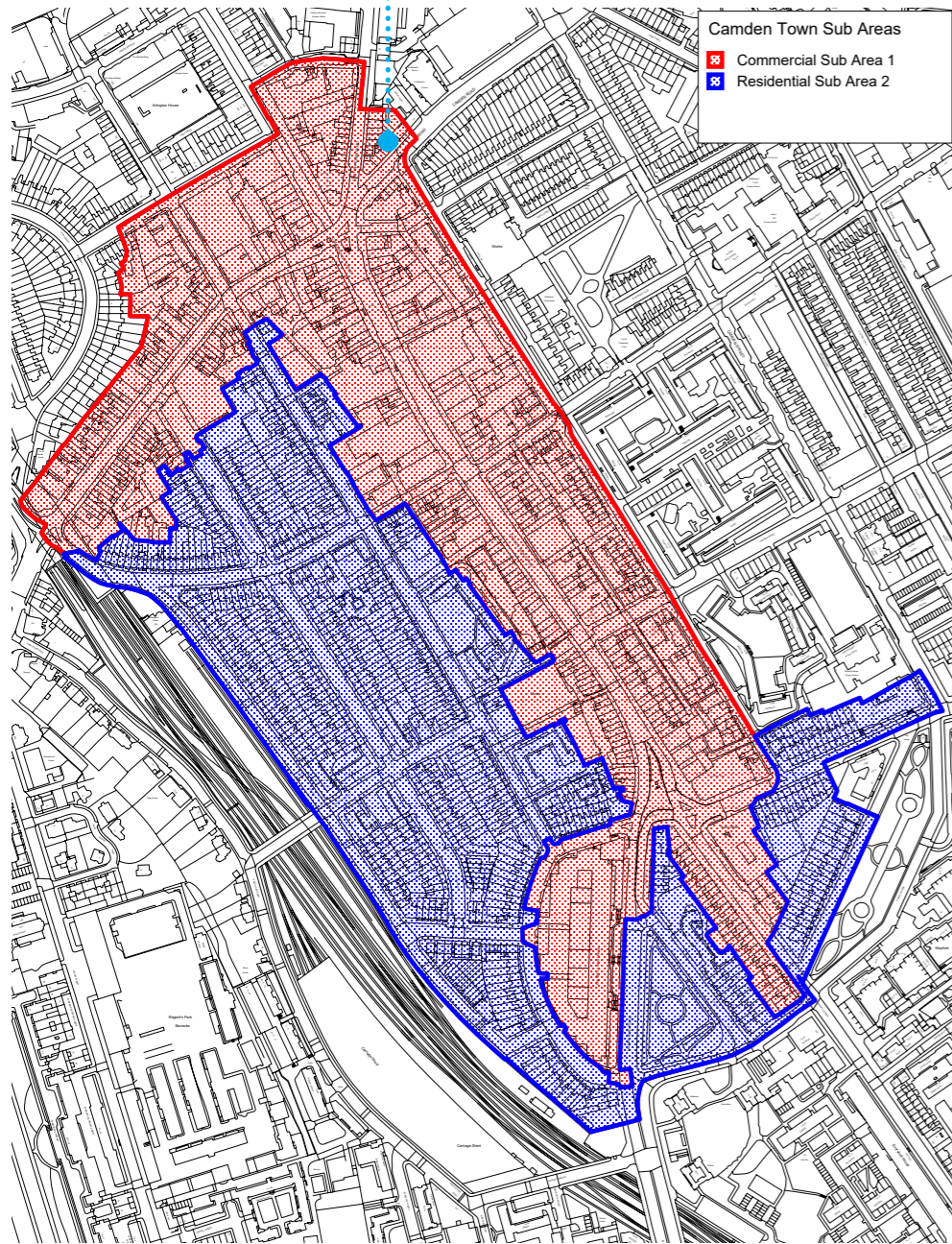
The site at 5 Camden Road is likely to benefit greatly from vast improvements to the pedestrian access in and out of Camden Town, with a strong focus within the scheme dedicated to enhancing the public realm and establishing a good mix of active street-level uses. This will be executed by widening the pavements at the station entrance and potentially restricting Buck Street of vehicular access.



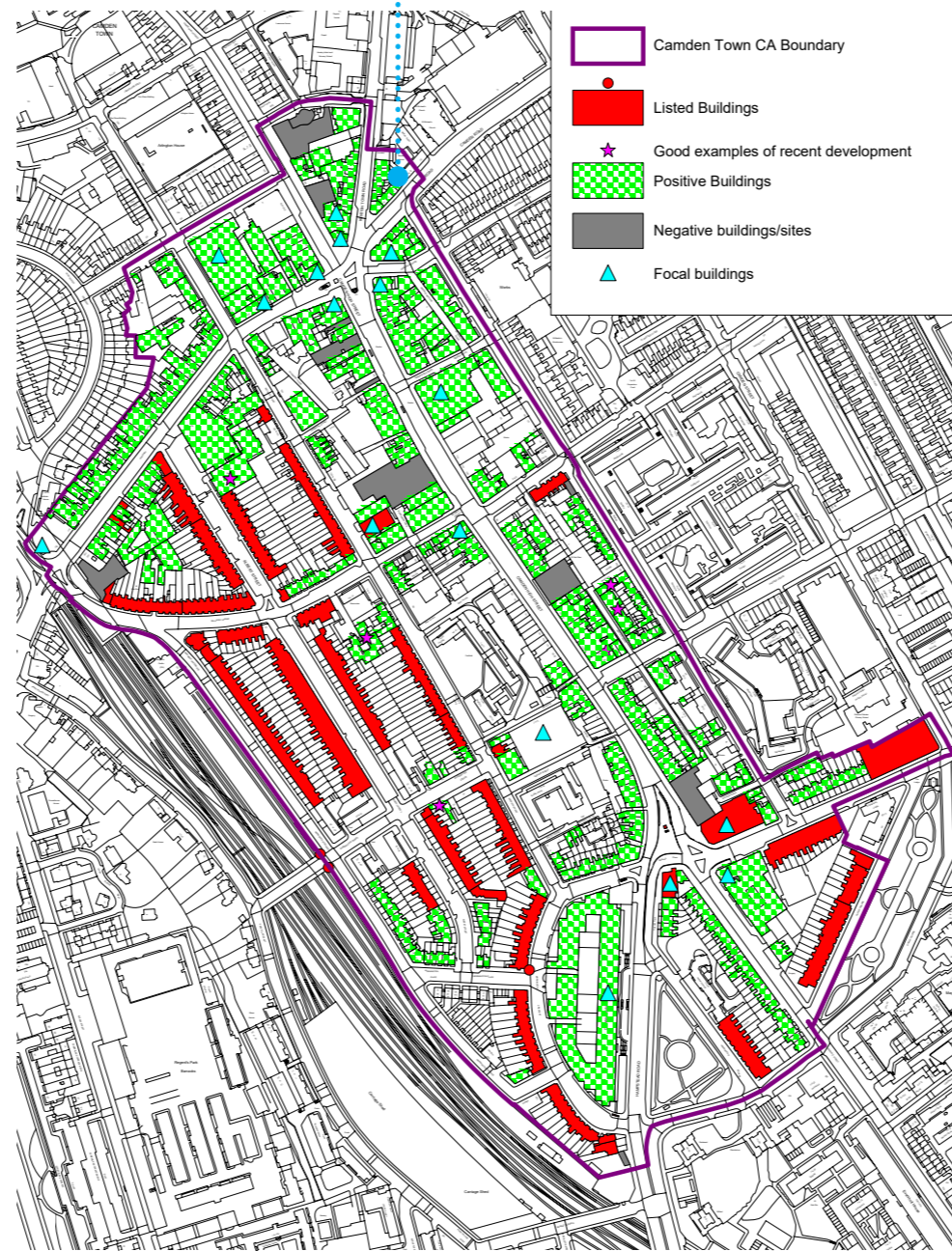
2.0 LOCATION

2.5 Conservation Area

Site - 5 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.

In modern context, this remains the same attitude and suits the way that Camden is changing. There are some notable developments occurring locally, either within the conservation area or just on the outskirts.

It is clear from the site plan that the vast majority of listed buildings are to the west and south of the conservation area boundary, the opposite end to the application site, where there are some examples of pure Georgian terraces, notably a more residential part of the conservation area.

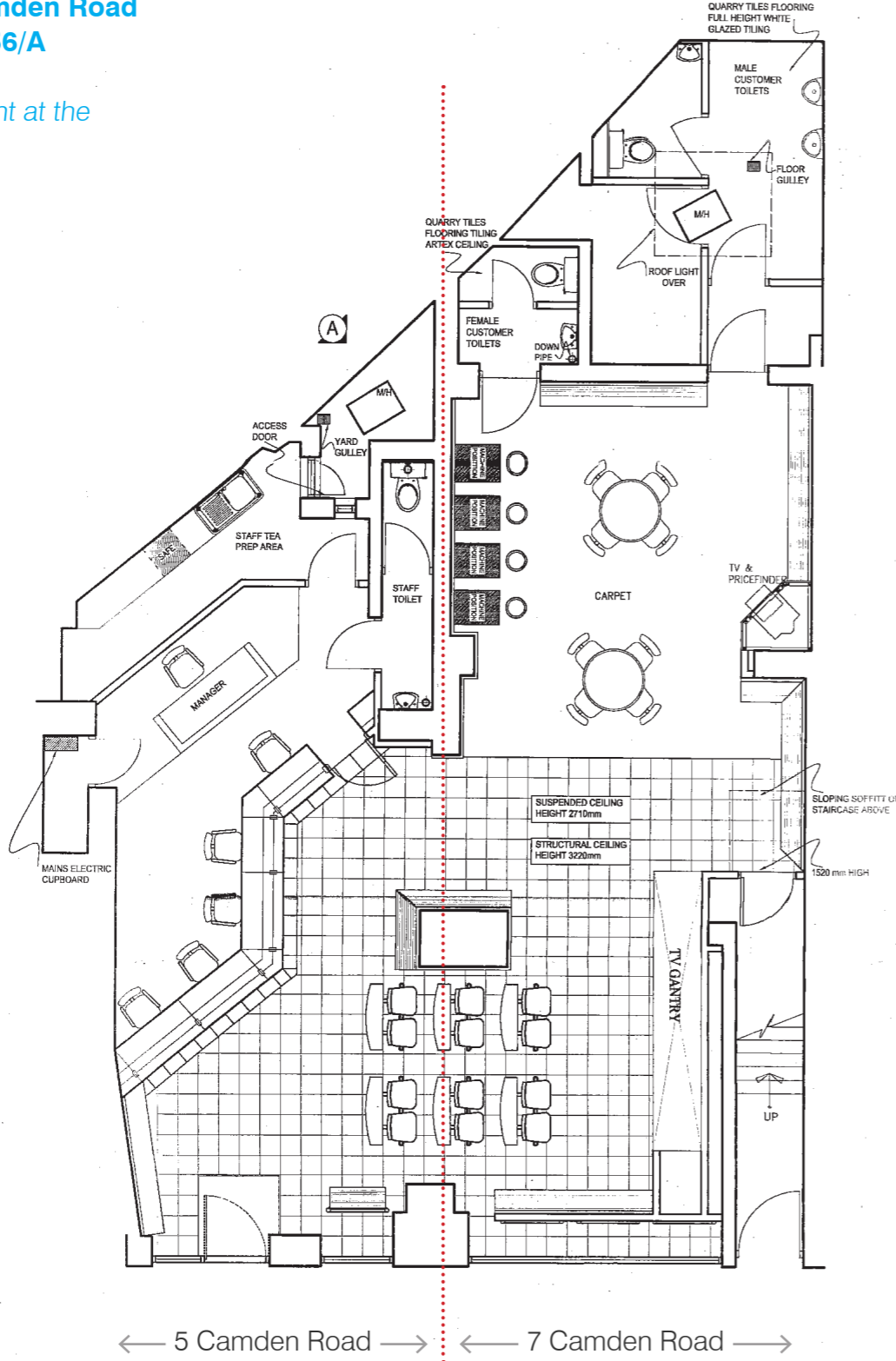
3.0 PLANNING HISTORY

- 3.1 5/5A Camden Rd - Plans
- 3.2 1A-3 Camden Rd - Existing Plans
- 3.3 1A-3 Camden Rd - Proposed Basement
- 3.4 1A-3 Camden Rd - Sections

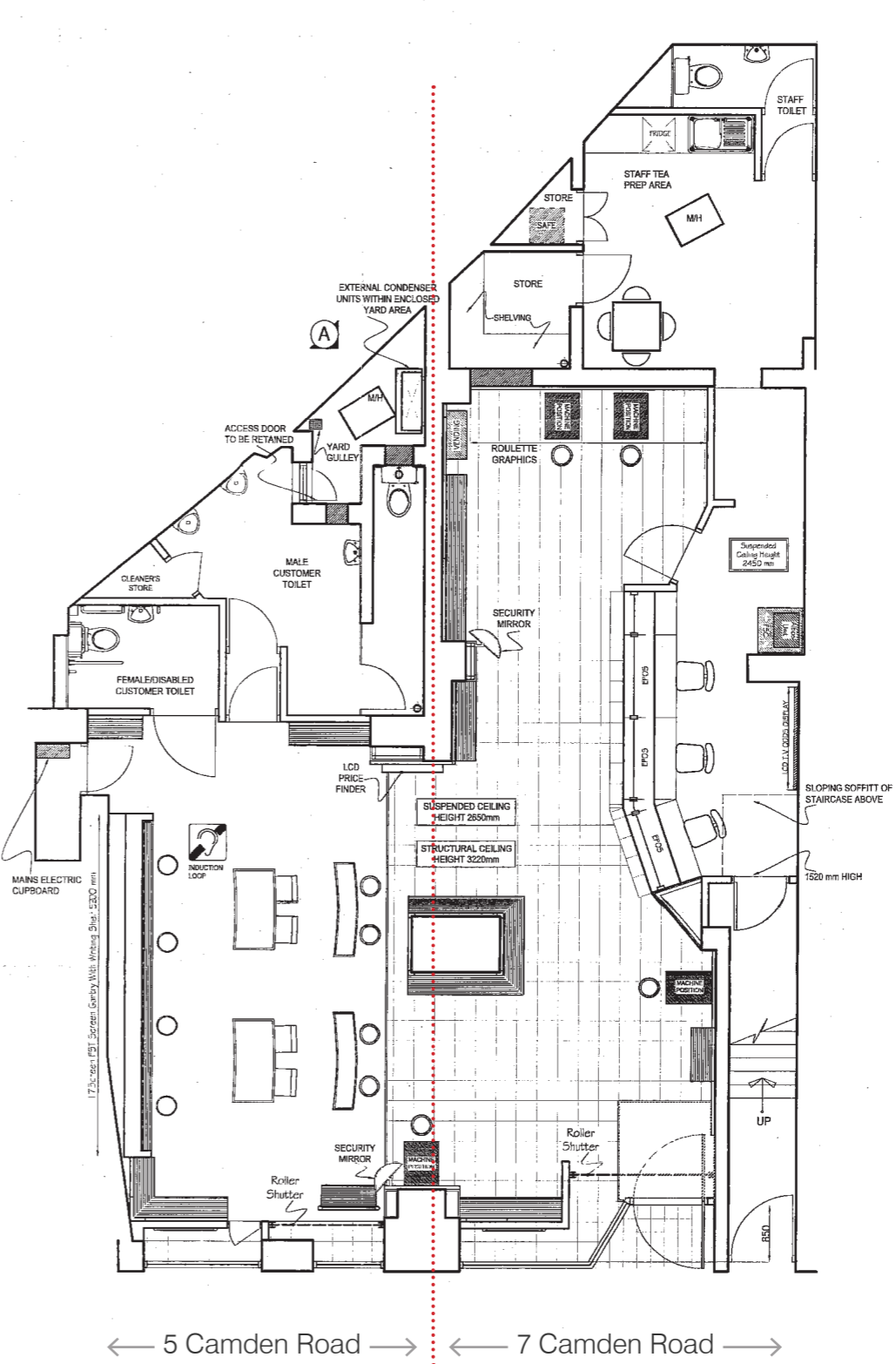
3.0 PLANNING HISTORY

Property: **5/5A Camden Road**
 Application No.: **2006/2156/A**

There is currently no basement at the property.



EXISTING GROUND FLOOR

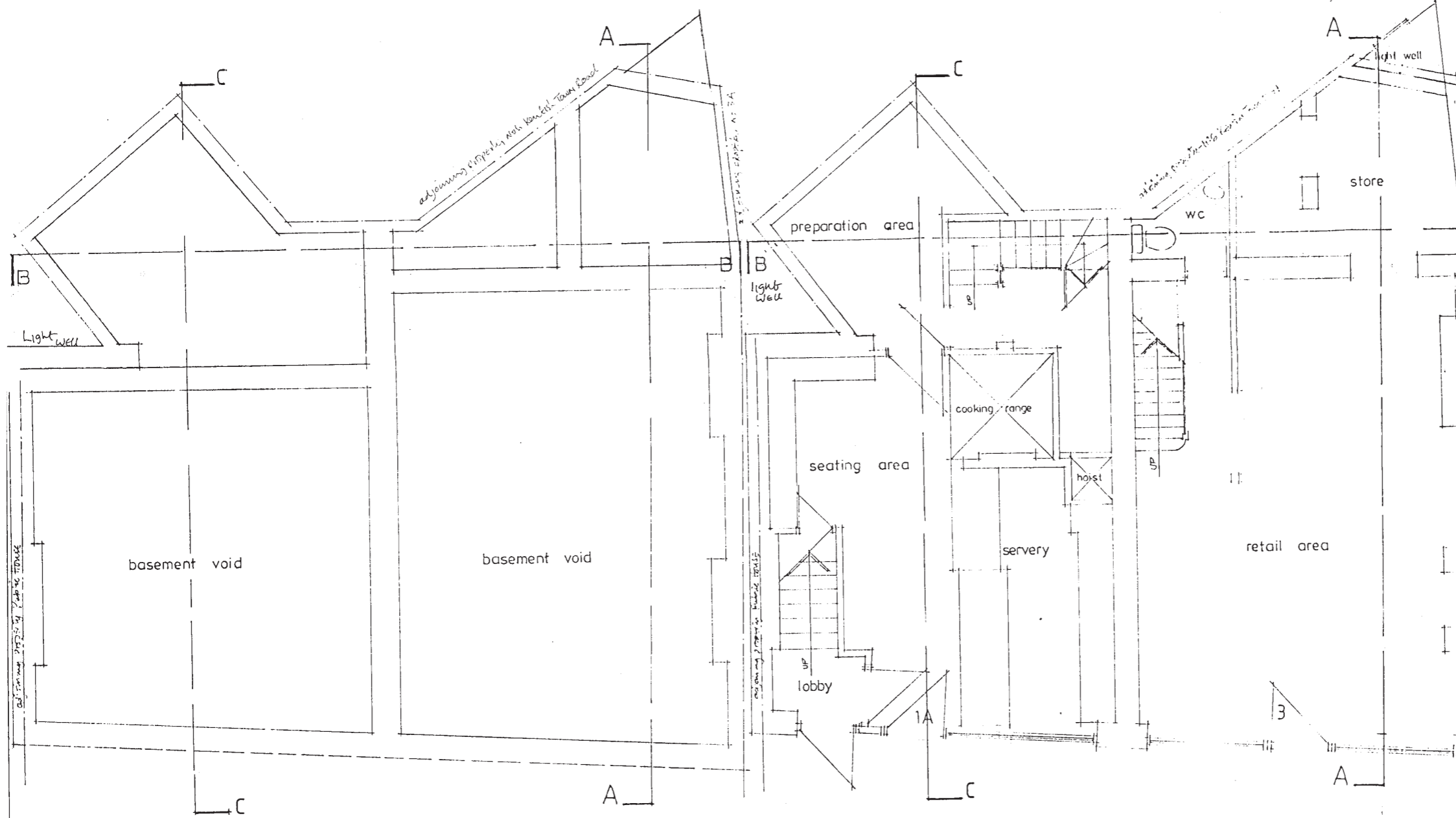


PROPOSED GROUND FLOOR

3.0 PLANNING HISTORY

3.2 1A-3 Camden Rd - Existing Plans

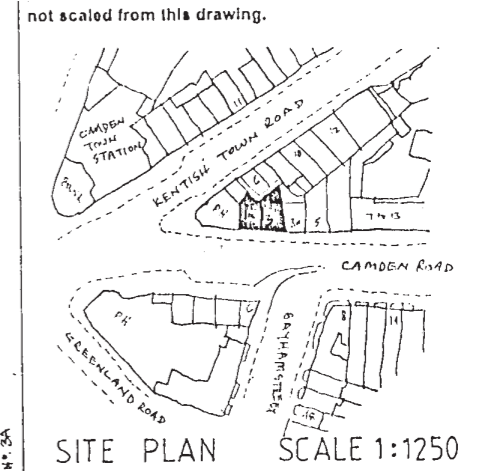
Property: **1A-3 Camden Road**
 Application No.: **2003/1341/P**



EXISTING BASEMENT FLOOR PLAN • 1:50

EXISTING GROUND FLOOR PLAN • 1:50

2003/1341/P



Date	Revisions
A 31.5.2004	SECTION LINE C-C added.

Christofis Christoforou
 Architect & Design Consultant
 2 Langley Row
 Hadley, Herts. EN5 4PB
 Tel: 020 8441 0518 Fax: 020 8440 0983

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

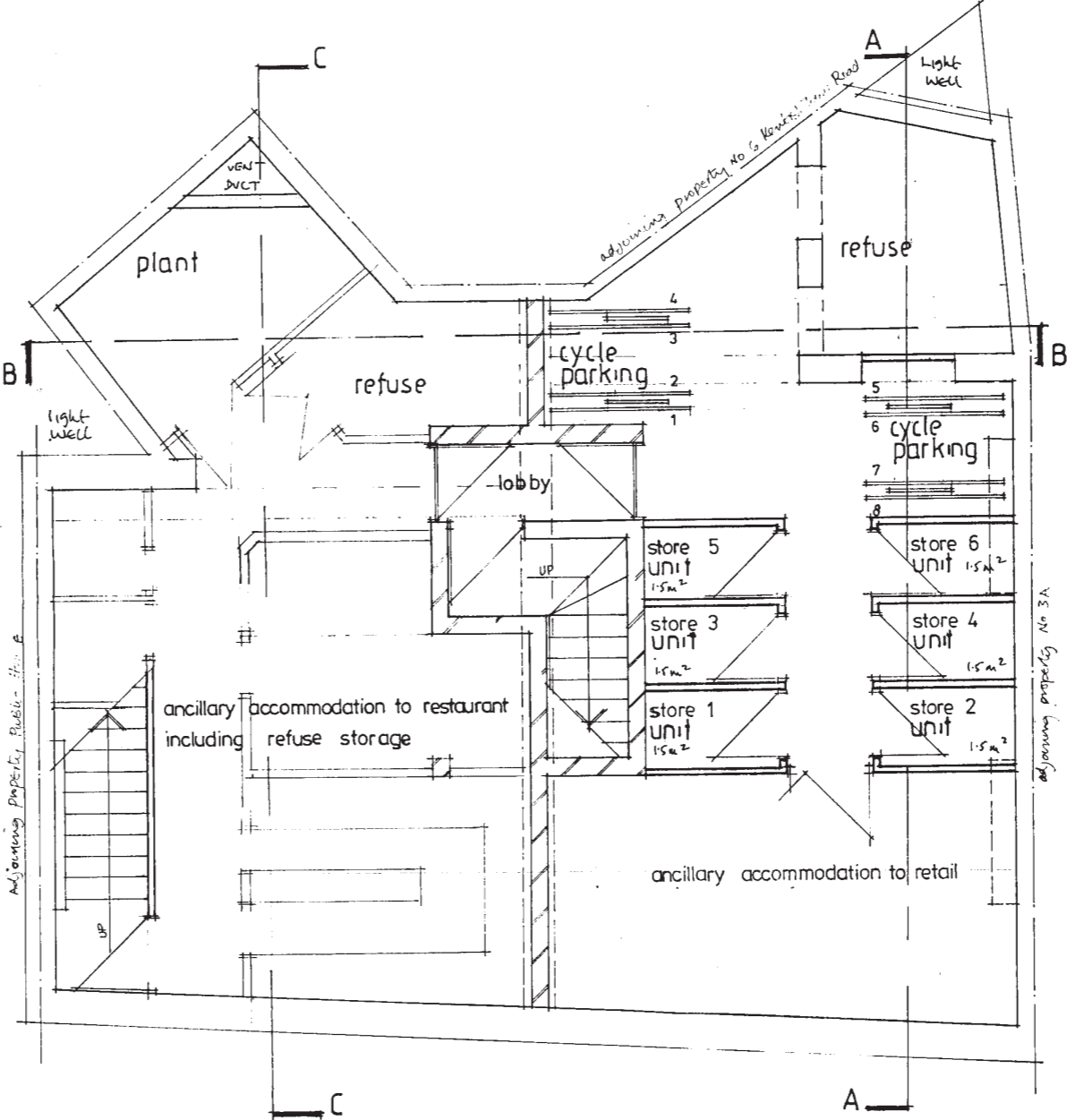
3.0 PLANNING HISTORY

3.3 1A-3 Camden Road - Proposed Basement

Property: **1A-3 Camden Road**
 Application No.: **2003/1341/P**

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 5 Camden Rd to undertake the same approach as its neighbour at the opposite end of the terrace, in extending and improving the ancillary space serving the ground floor.



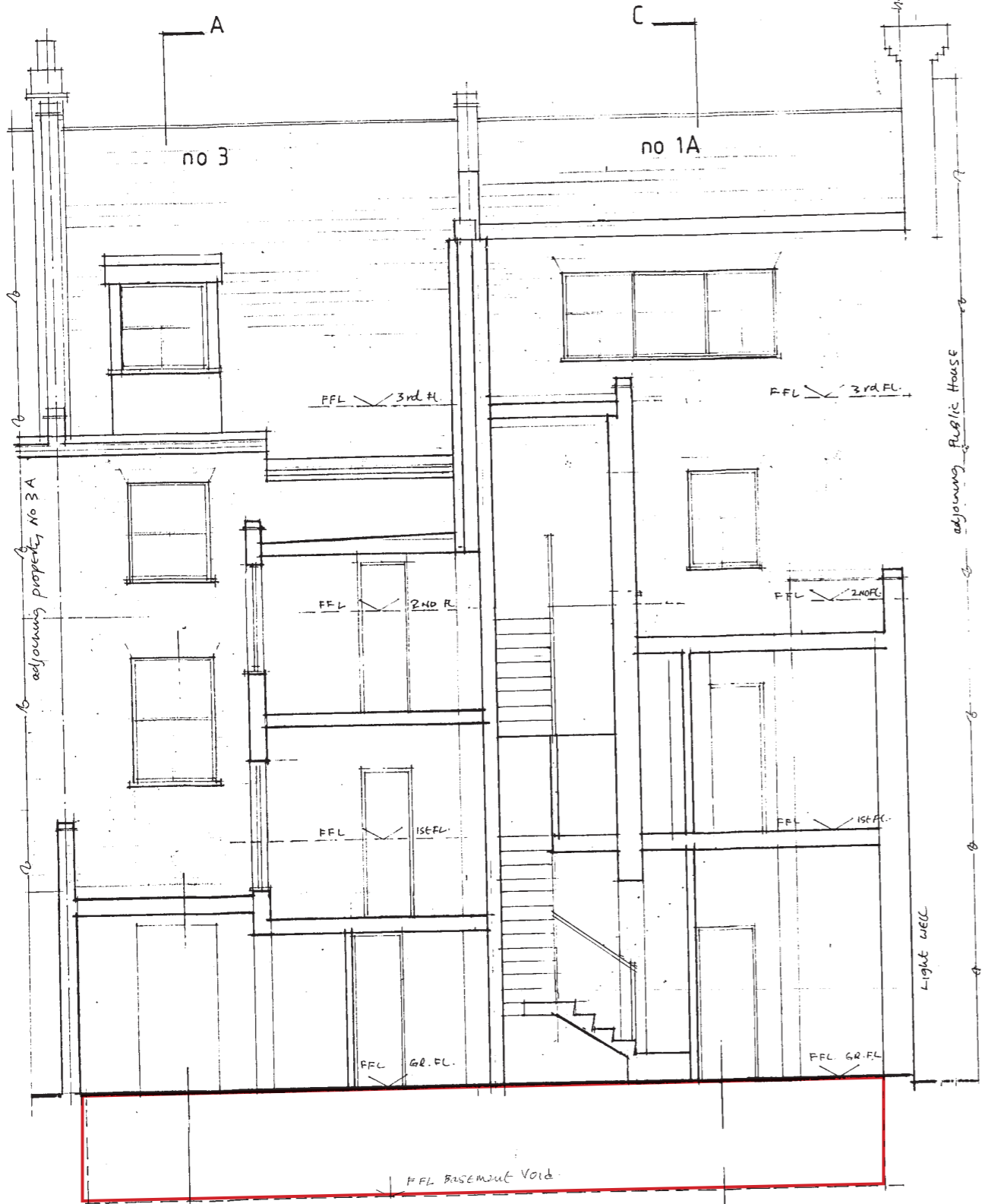
2003/1341/P

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

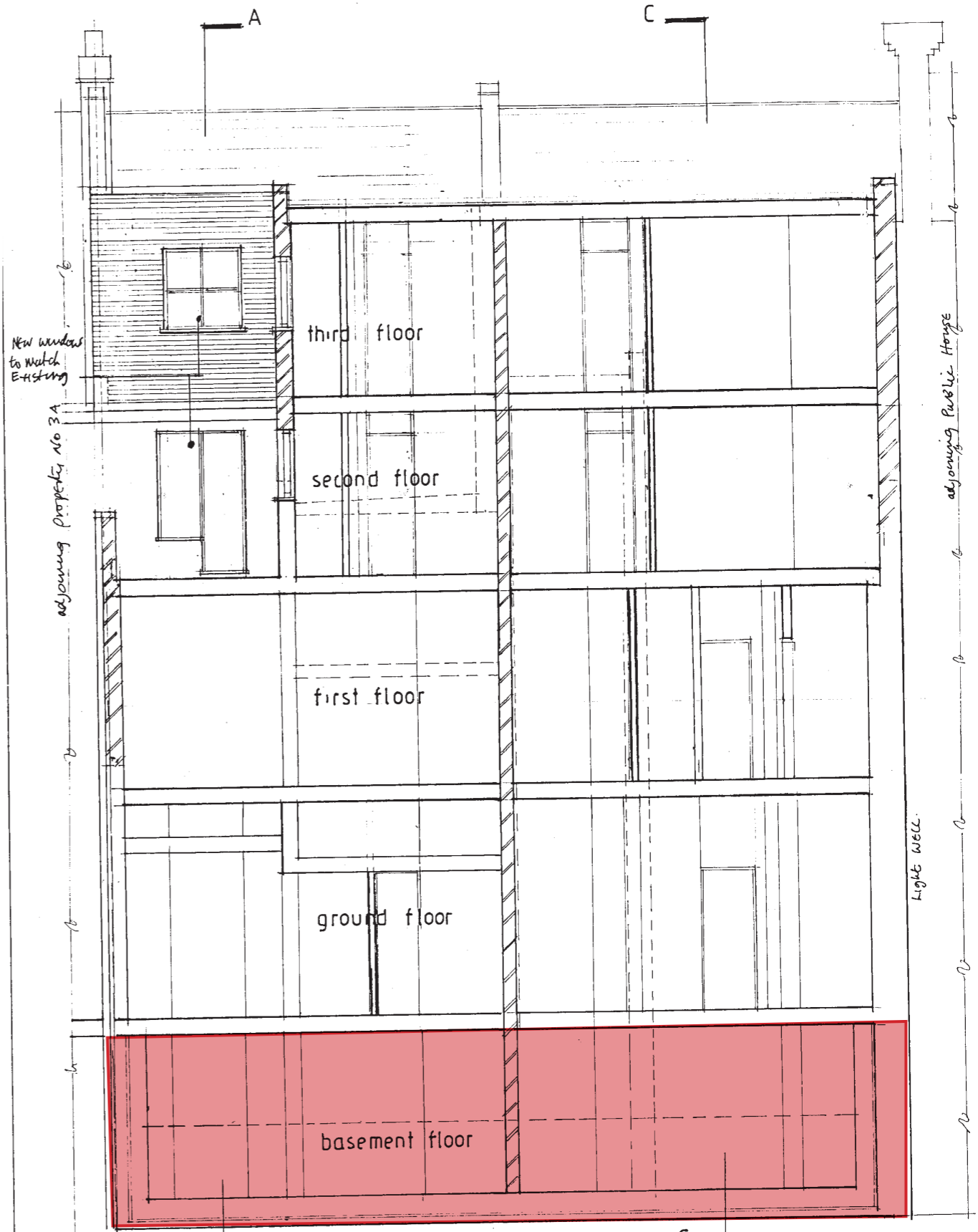
3.0 PLANNING HISTORY

3.4 1A-3 Camden Rd - Sections

Property: **1A-3 Camden Road**
Application No.: **2003/1341/P**



EXISTING REAR ELEVATION / SECTION B-B



PROPOSED REAR ELEVATION / SECTION B-B

4.0 DESIGN

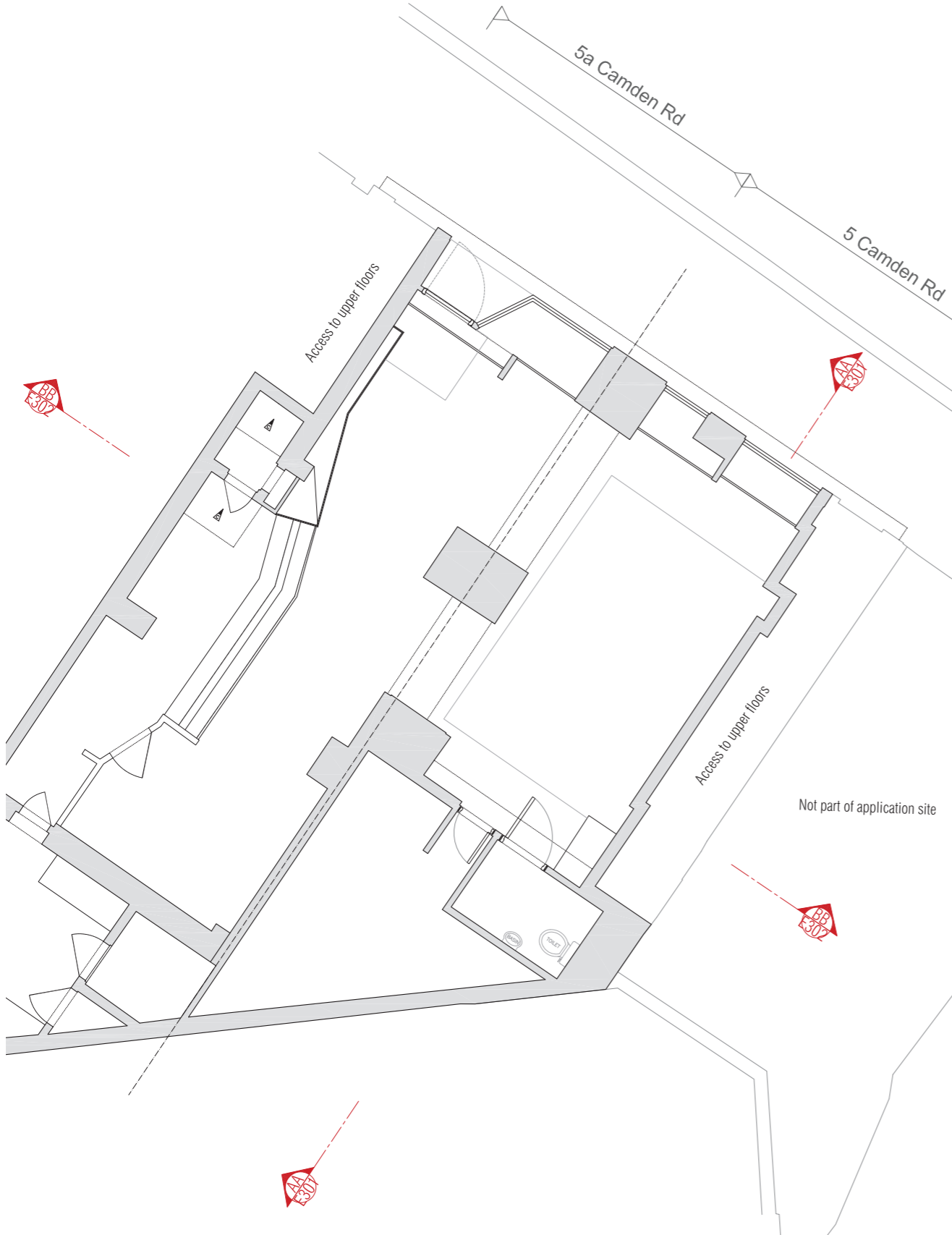
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Proposed Basement
1:100

4.0 DESIGN

4.2 Existing and Proposed Ground Floor



Existing Ground Floor
1:100



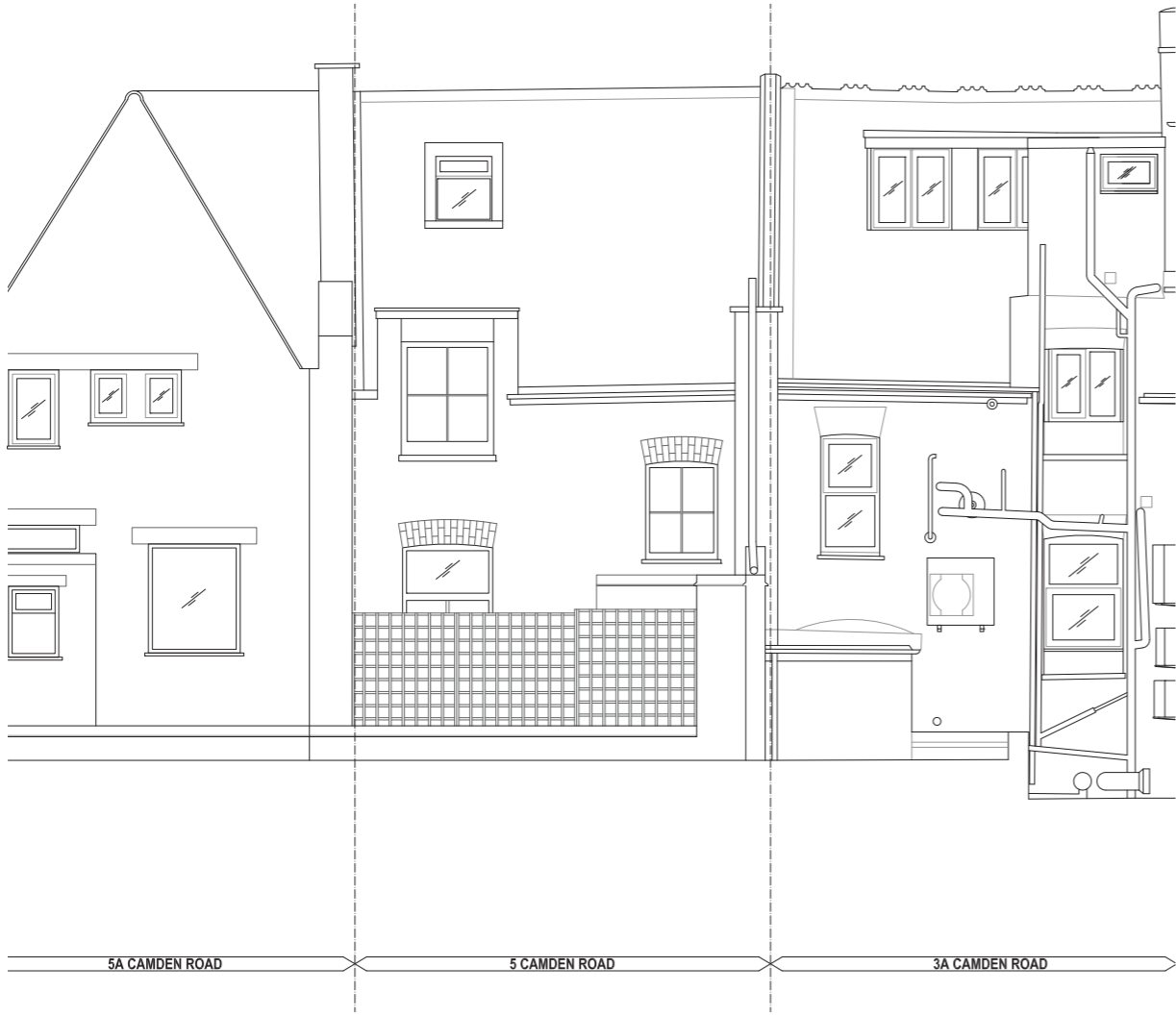
Proposed Ground Floor
1:100



NO CHANGES TO FRONT ELEVATION

Existing Front Elevation
1:100

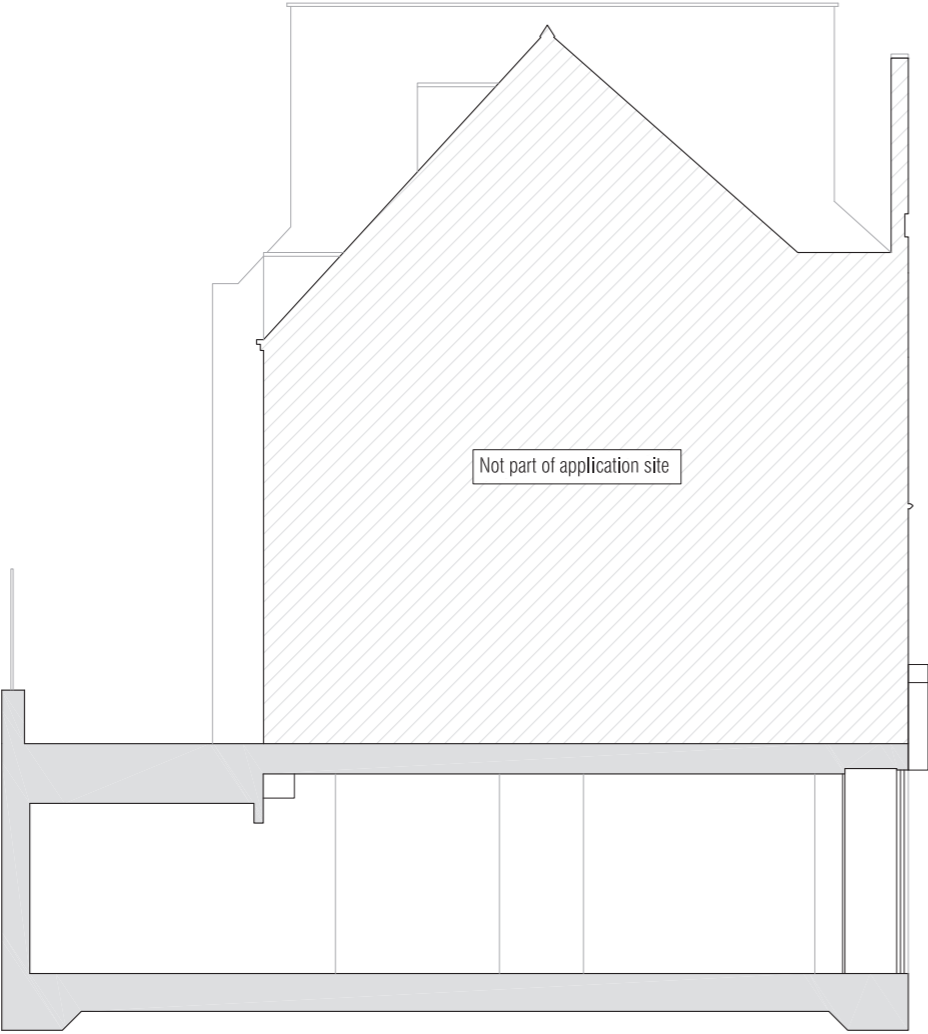
Proposed Front Elevation
1:100



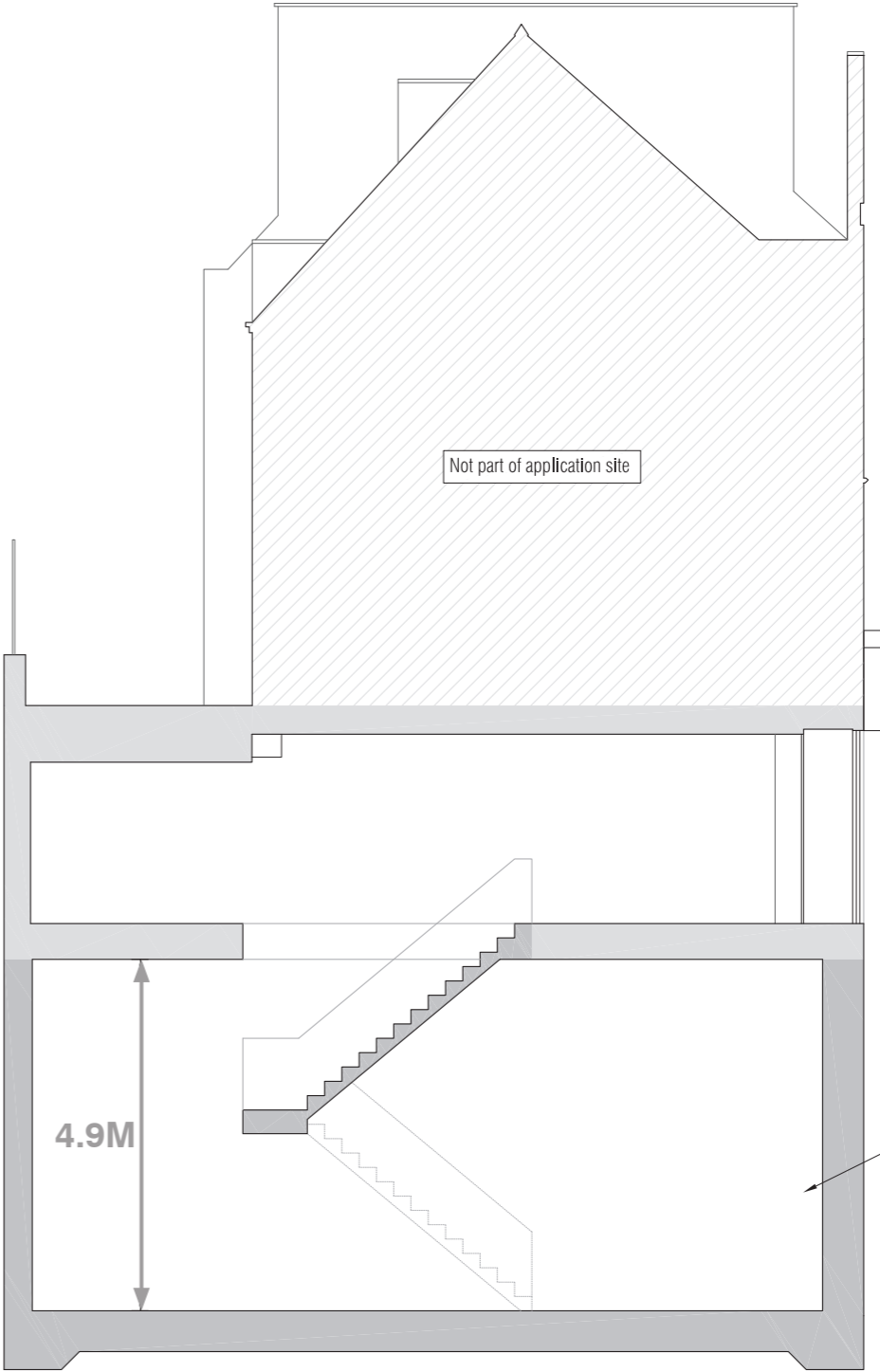
NO CHANGES TO REAR ELEVATION

Existing Rear Elevation
1:100

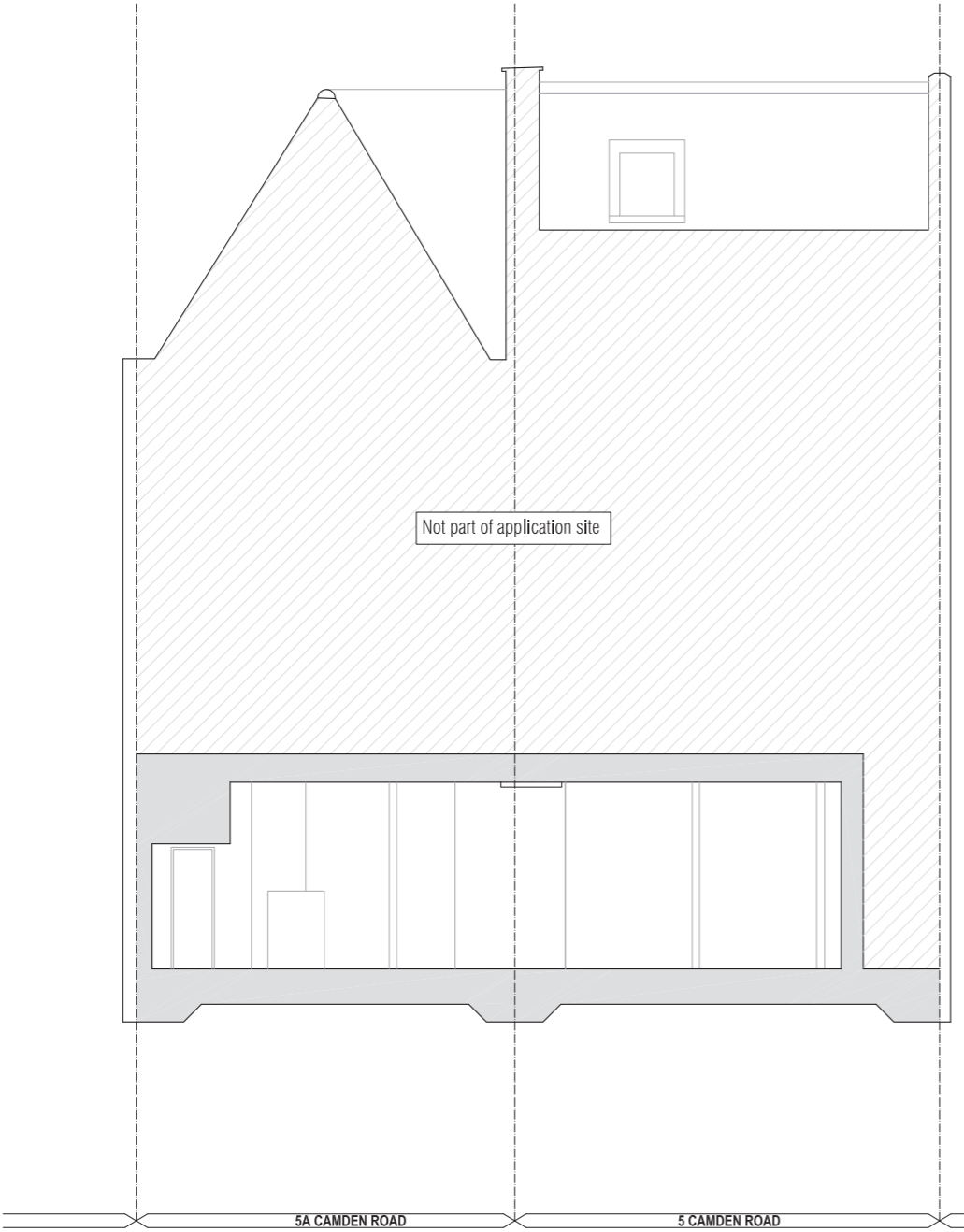
Proposed Rear Elevation
1:100



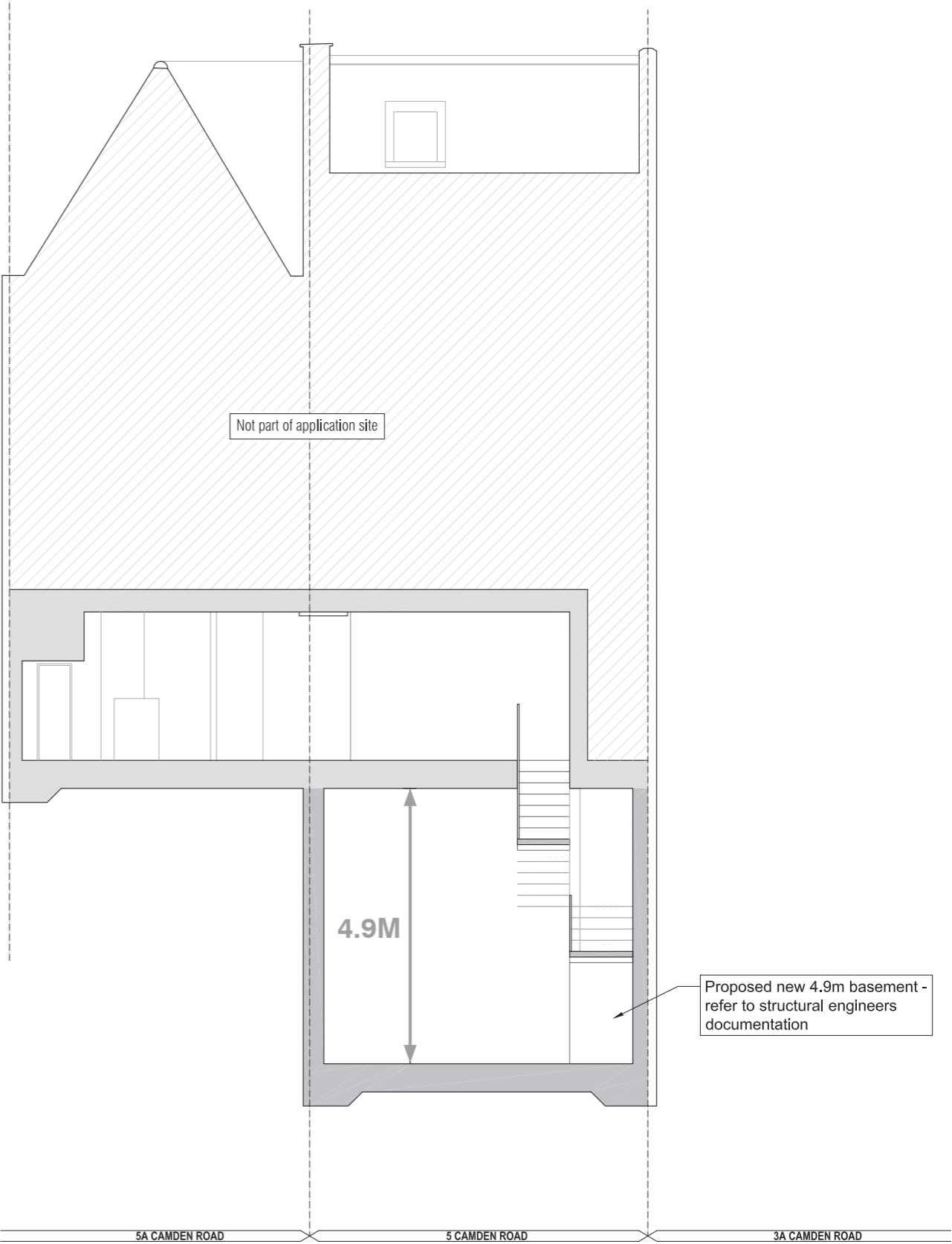
Existing Section AA
1:100



Proposed Section AA
1:100



Existing Section BB
1:100



Proposed Section BB
1:100

ambigram architects