

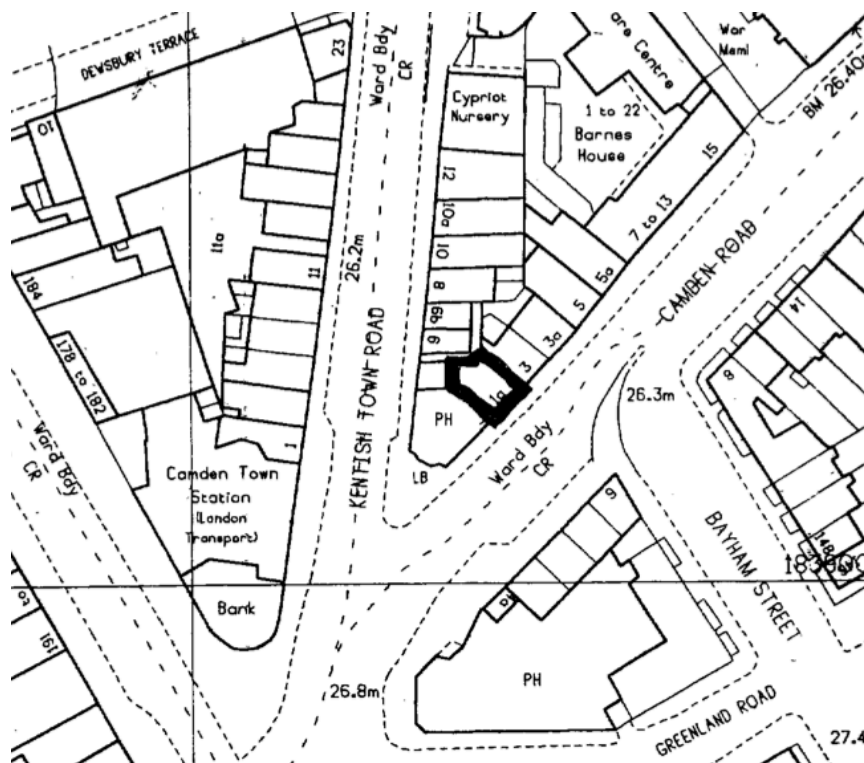
Camden Town Conservation Area Advisory Committee

Comments on proposed alterations to 3a, Camden Road

20.10.19

Planning Application ref. 2019/3693/P

The five terraced buildings at 1a, 3, 3a, 5, 5a Camden Road are listed in the Camden Town CA management plan as positive buildings that make a positive contribution to the streetscape of Camden Town. They are described as ‘a short row of three-storey later Victorian buildings topped by gables inspired by the architecture of the Low Countries’, and they add to the picturesque qualities of this triangular block which culminate in the pub on the corner with Kentish Town Road.



The Design and Access statement for this application is misleading in a number of ways. It misrepresents the facts by using incorrect numbering and presents evidence erroneously. This causes confusion, which is reflected in the proposals themselves. We recommend that the applicant is asked to withdraw the current Design and Access statement and correct it.

Page 1: refers to “restorative design alterations”. In fact, the proposals involve faking the street elevation of no. 3a in a manner which does not respect the history of the building nor the reading of the historic street elevation.

The Design and Access Statement confuses the numbering of the buildings in the terrace, referring them as “1a, 3, 3a, 5a and 5b”. This should read 1a, 3, 3a, 5 and 5a, as it shows on the OS map and the application drawings.



It is not clear why the author of the report should do this, as the location plan submitted with the application gives the numbers correctly. It is possibly because the actual numbers on the door are misleading.

Page 12 of the report makes the case for the rear elevation of no. 5 Camden Road (to the immediate right of the application site) not being original. The report says that the 1954 drawings of no. 5a show the elevations of no. 5:

“It is evident from looking at the drawing from 1954 that the current rear facade at 5a Camden Road is not original. The window order has changed, as well as the roof structure.”

This is plainly erroneous. These elevations are of the building at the right-hand end of the terrace (it shows the neighbouring 1930s block of flats). The front elevation of this building is modern, maybe rebuilt after sustaining bomb-damage, and is an approximation of the design of nos. 1a and 3, without the blind arches over the windows or the stone dressings, although an attempt has been made to match the diagonal brick pattern.



Rear elevation of 5a Camden Rd from 1954

The above 1954 drawing is of no. 5a



Current rear elevation - 5a Camden Rd

This building is no. 5, not 5a



The photo of the rear of no. 3a correctly labels the neighbouring building as no. 5.

The existing rear elevation of no. 5a is not shown.

In respect of the front elevation of no. 5 it says

“ There is evidence showing that the front facade has not changed since c.1971, however, it is unknown whether this is the original facade.”

Again it is obvious that the front elevation of no. 5 is original. It is the same design as that of no. 3a, although the latter is damaged and obscured with white paint. The details of nos. 3a and 5 differ from the pair at nos. 1a and 3.

The differences between the two pairs are at second floor and roof levels:

- 1a and 3 have larger gables
- 3a and 5 have wider window openings at 2nd floor level (although the windows are modern, the original stone lintels and cills remain)
- the arches above the 2nd floor windows have rounded heads, not pointed, and the brickwork is flush, not recessed.

The existing front elevation of no. 3a does not show this detail correctly. The original detail is still present and should be drawn in the same way as no. 5, including the stone lintel and cill.



Original gables at no 3a (left) and no. 5 (right_

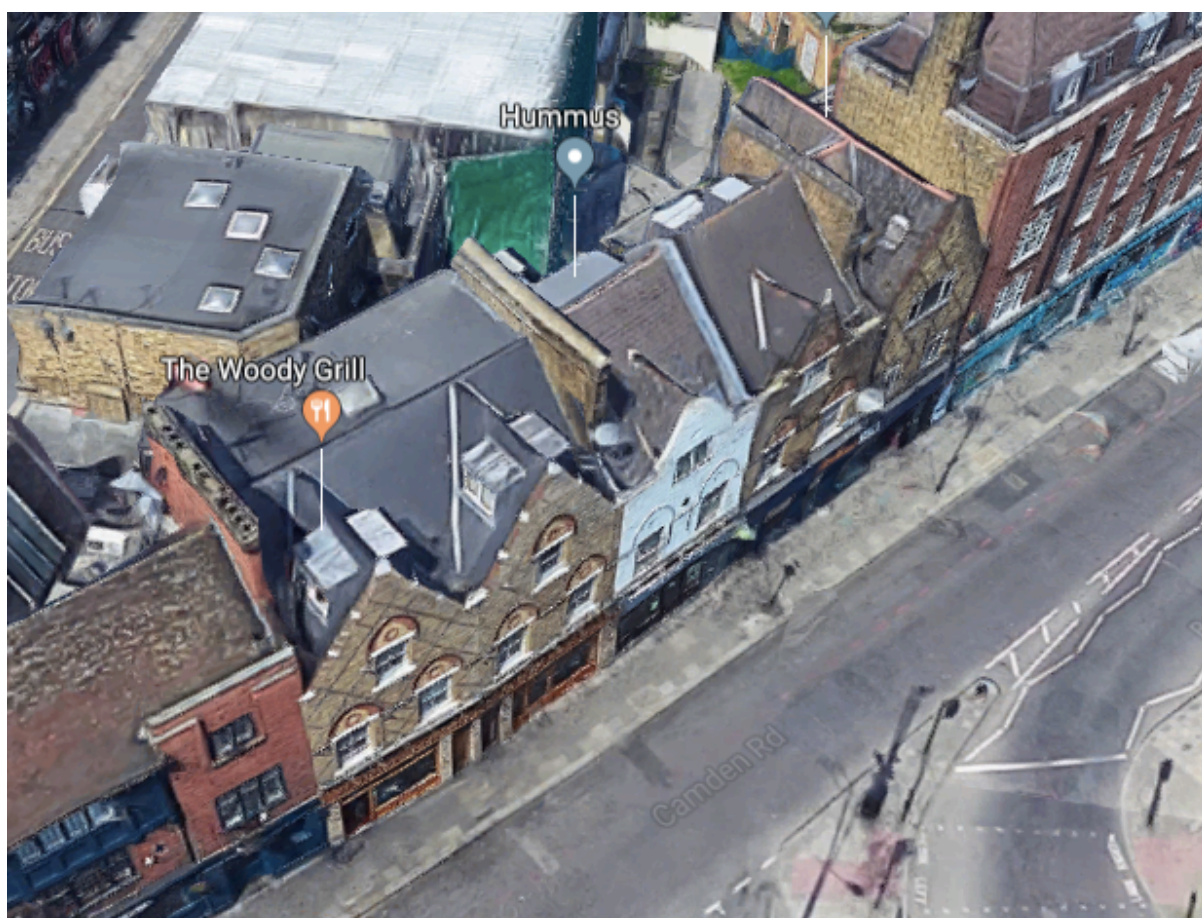
OBJECTION

We object to the proposed reconstruction of the roof form, on the basis that the roofs at nos. 3a and 5 remain unaltered. These are interesting buildings, positive contributors, and should be protected from harmful alterations.

The proposed roof alterations are not a mansard, in any sense of the word. The rear elevation at 3rd floor level is vertical, and the front roof involves dormers to an enlarged gable.

The roof should be retained as existing. The front gable should be repaired to match that no. 5. Any approval should be conditional on the careful removal of the existing paint and conservation of the brickwork.

The rear roof slope should be retained as existing. Although large extensions have been constructed at nos. 1a and 3, these are a distinct pair, and separated from the buildings at nos. 3a and 5, which also form a pair, by a large chimney stack. As can be seen from the aerial view below, any alterations to the roof of no. 3a should make sense in relation to the roof of no. 5, which also remains in its original form.



The modern tile hung box which has been added on top of the original brick dormer window framed should be removed, and the dormer reformed, maybe similar to that at no. 5.