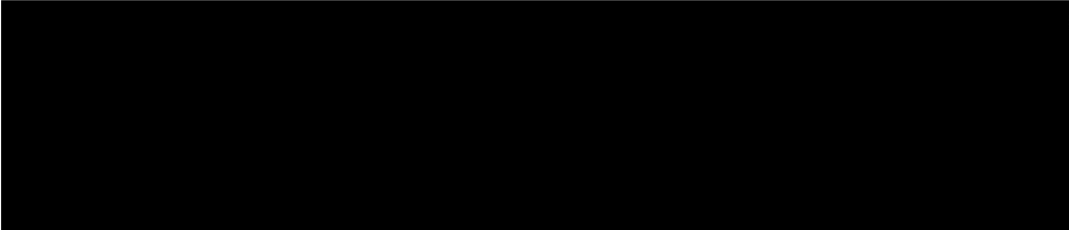


Dear Ben,

Firstly I apologise that in our objection comments I noted the framing colour as RAL 9013 when it should have been 7013. I have amended our response below accordingly and would be grateful if you can correct this on the upload

Secondly please find attached photos to illustrate the points made in our objection. I would be grateful if you could take these into consideration when reviewing our comments.



COMMENTS

The Camden Town Conservation Area Advisory Committee strongly objects to the proposed brick choice, and also to the colour and specification of the glazing and doors.

Unfortunately the approved scheme for this site is scaleless in its details, bland and relates very poorly to its context. The proposed materials are also very bland and will do nothing to mitigate the lack of fine-scaled detailing that would be helpful in ensuring that the new building does not detrimentally affect its Listed neighbour at 104, and relates better to the small houses opposite.

The proposed brick shows too little variation in colour and surface texture, and the CAAC believes that the facade will thus appear very similar to the poor quality building which replaced 100-102 Arlington Road (formerly the Crown & Goose Public House to the south of the Listed Tram shed at 104, which is immediately to adjacent to the application site).

The proposals will neither enhance nor conserve the Conservation Area and therefore should be rejected.

In terms of local context 122 Arlington Road, the immediate neighbour to the north of the site, has red-multi stock brick above its painted rendered ground floor. The Tram sheds and houses opposite the site are of old yellow stock brick which, owing to weathering, soot staining and being hand-made, appear as a variety of colours from yellow to almost black. The one building in the street whose materials do not enhance the Conservation Area, 100 Arlington Road, is that which has the closest materiality to what is proposed for this site.

The bricks for this site therefore need to be of higher quality and greater subtle variety than the current proposal. The bricks also need to take into account the fact that there is already a surfeit of overly bright and undifferentiated brickwork to the south.

NB The CGIs which accompany the original application (and also the current one for discharge of conditions) include the original Crown and Goose pub and not its poor quality replacement. We note that the Crown and Goose pub had interesting chequerboard brickwork which enlivened the street: inclusions and a variety of colours gave its facade a softness that enhanced the street scene.

In regards to the proposed colour of the window framing and associated panels the RAL 7013 "grey brown" will appear both drab and monotonous. Whilst there are other buildings with a not dissimilar colour of glazing frame (104 and 142 Arlington Road) these windows are far more subservient within the overall facade and do not have large spandrel panels of the same colour in addition to the frames. We note also that the framing system itself is very flat and will inevitably look cheap and flimsy in such a monolithic facade. It is even more important therefore that the colour of the system is not a depressing dark grey brown. We would also suggest that a more three-dimensional framing system is utilised to give the facade greater depth and modelling.

