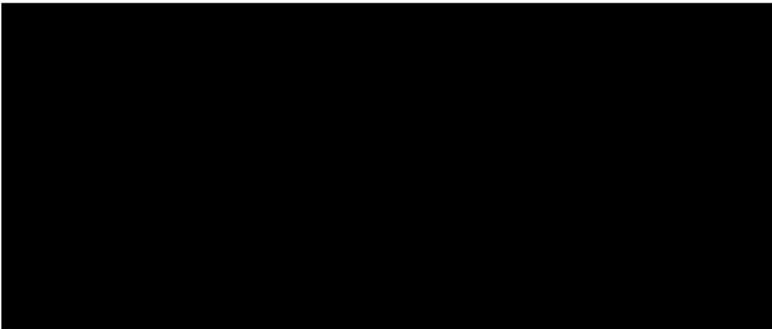


Thanks Alice - I concur completely. We'd not had the opportunity to go back through the original application so I had not realised the change of material aspect.

Ben, if you are able to add this to the CAAC objection I would be very grateful.

kind regards



Dear Luisa and Ben,

I would like to raise another issue regards this scheme.

The original application was for limestone cladding. This was changed to brickwork without any revisions to the elevations. This is very regrettable as building materials are not interchangeable in this way. The choice of material affects the way in which elevations are designed. The elevations should have been redrawn when the cladding material was changed.

A casualty of this architecturally illiterate approach is the issue of parapet design. The limestone elevations in the original scheme did not have any copings, and the CGI images of the current application do not show any either. As we all know, brick parapets in this country require copings, and these are indeed included on the proposed elevation drawings, in aluminium.

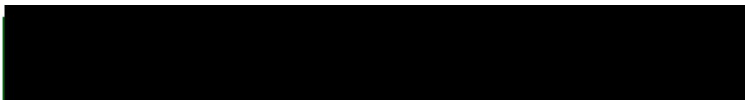
The reason they are not shown on the visualisations is because they will look very poor indeed. Aluminium copings are not acceptable as they will harm the conservation area, particularly due to their prominence which is exacerbated by the way in which the building is designed. The copings need further careful consideration, and the design will need to be

amended to make this an acceptable feature. Detailed drawings of the coping are required to be approved along with the other materials affecting the appearance of the elevation.

One aspect of the elevation that now looks dated is the 'snaking' appearance produced by alternation of the motif of an open top and bottom of the masonry elevation, above and below the windows. As this way of articulating the elevation does not sit well with planar quality of the elevations of the listed houses opposite, it is to be hoped that the reconsideration of the coping design may present an opportunity to address this, for example with a deeper cornice-like element tying the elevation together. It is at present the elevation overly articulated and fragmented. One approach would be to omit the spandrel panels to the top floor above the windows to enable the elevation to be unified by simple and straight coping. As currently designed the aluminium coping will step in and out and look a mess. The applicant should be required to submit CGSs which accord with the proposed design, so that this can be properly assessed.

The applicant may propose to minimise the visual impact of the coping, but this is unlikely be acceptable either visually or in terms of effective detailing as it will result in water soaking into the parapet brickwork, e.g., as at the new Hawley School.

Yours sincerely



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.



with thanks



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.

Comments made by Camden Town Conservation Area Advisory Committee

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Preferred Method of Contact is Email

Comment Type is Objection

<100-102 Arlington Road, adjacent to the Tram Shed, with similar bricks to the proposal.png><Application Proposed Brick - Smeed Dean London Stock example.jpg><Close-up Crown & Goose brickwork.png>