

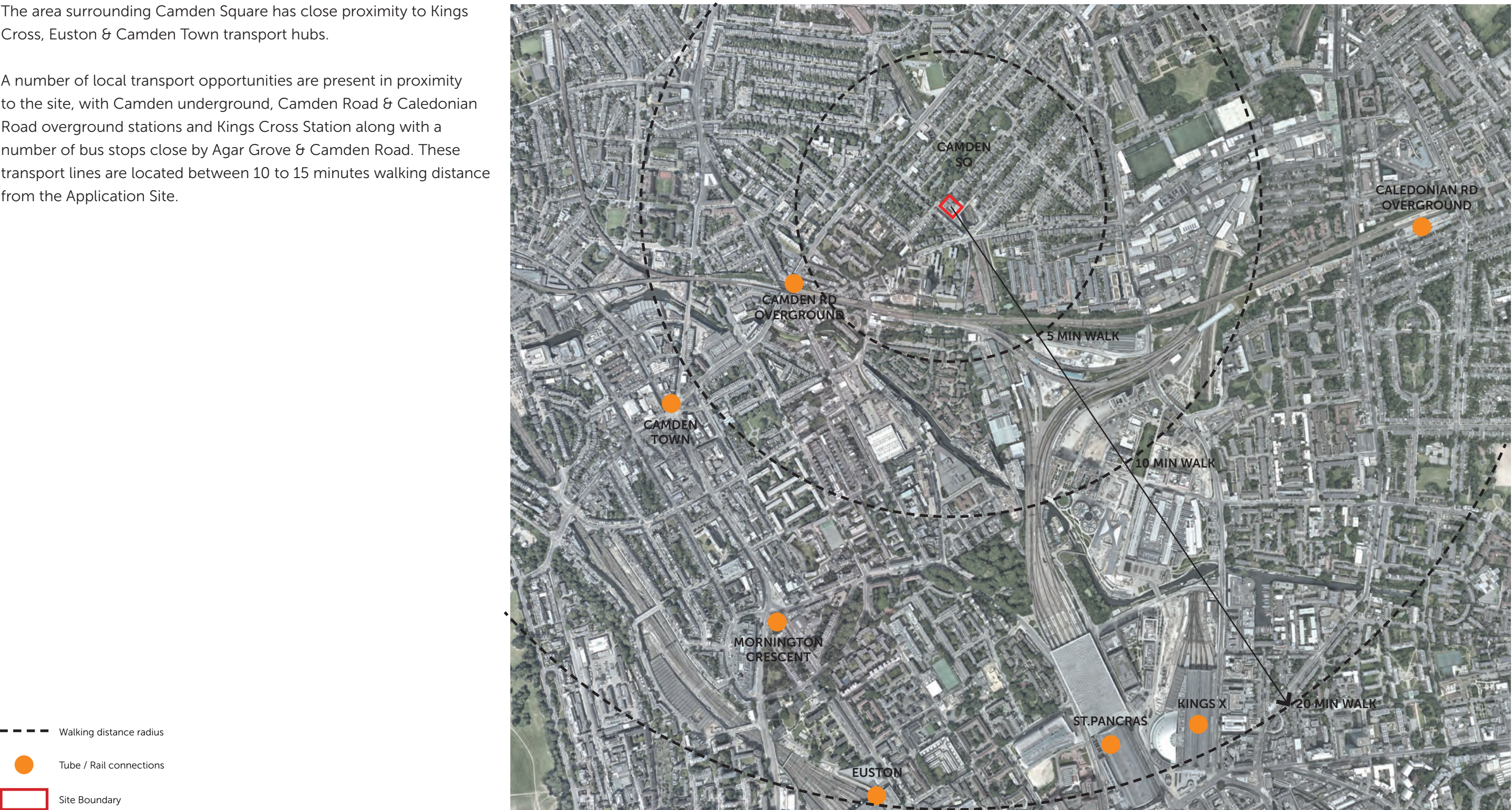
4.0 THE LOCATION & SITE

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4.1 SITE LOCATION

The area surrounding Camden Square has close proximity to Kings Cross, Euston & Camden Town transport hubs.

A number of local transport opportunities are present in proximity to the site, with Camden underground, Camden Road & Caledonian Road overground stations and Kings Cross Station along with a number of bus stops close by Agar Grove & Camden Road. These transport lines are located between 10 to 15 minutes walking distance from the Application Site.



4.0 THE LOCATION & SITE

4.2 SITE OVERVIEW

The London Irish Centre is located on the corners of Camden Square, Murray Street and Murray Mews within the London Borough of Camden. The community Centre is spread over a group of buildings that adjoin the existing 19th century Villa's along Camden Square. The surrounding context consists of a range of historic and contemporary buildings all set within the Camden Square Conservation Area.

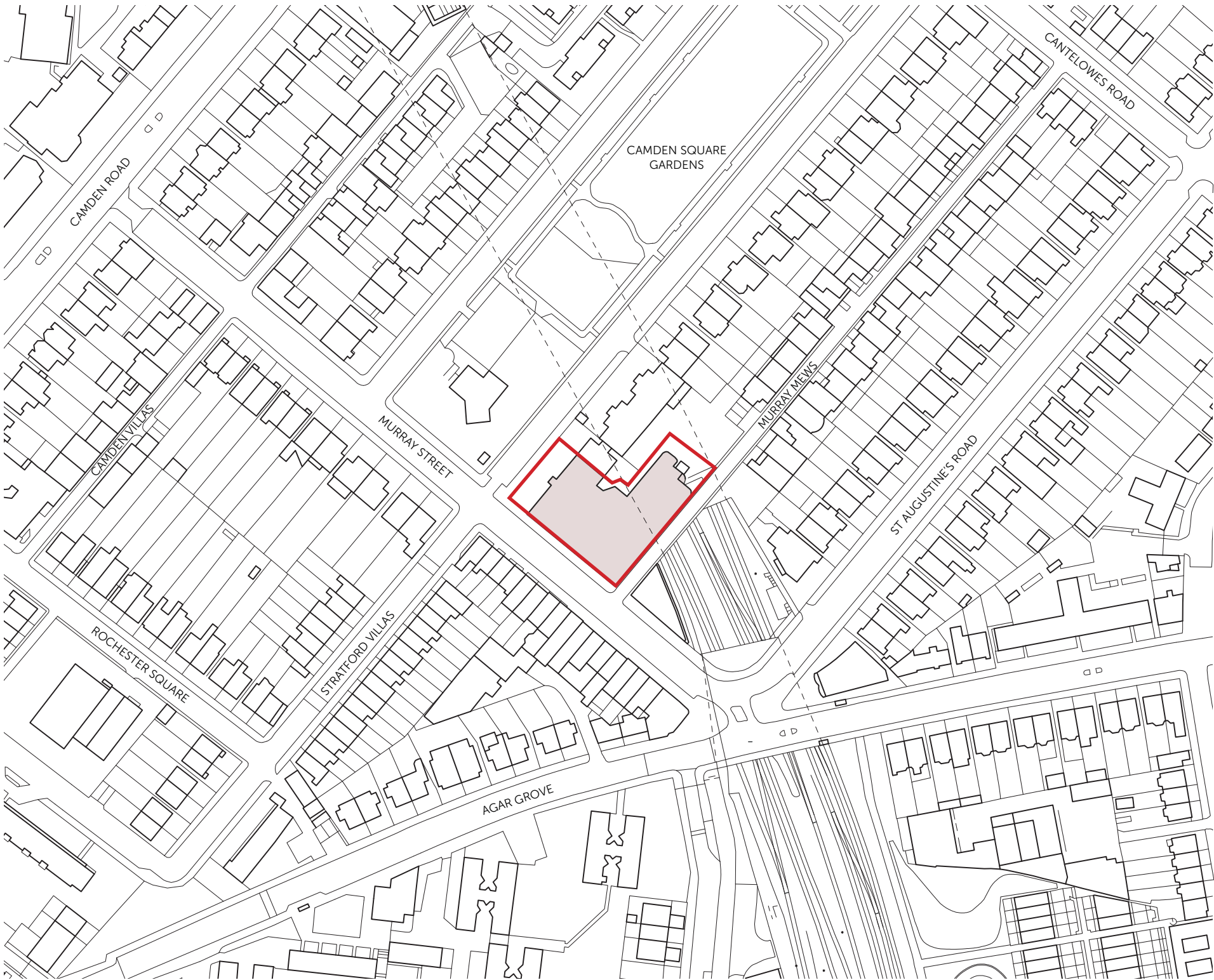
Site Information:

Site Area:
1830m2 / 0.183ha

Flood Risk:
Flood zone 1 (low risk)

PTAL Rating: 3

Conservation Area:
Camden Square conservation area



4.0 THE LOCATION & SITE

4.3 KEY APPROACH VIEWS

A photographic survey of the immediate context has been undertaken to identify the key approaches to the LIC. The site is experienced as part of the conservation area and the built environment surrounding Camden Square, which is varied across the different sides of the square. There are no listed buildings in close proximity to the London Irish Centre, except a Grade II phone box to the east on Murray Street.



View 1



View 2



View 3



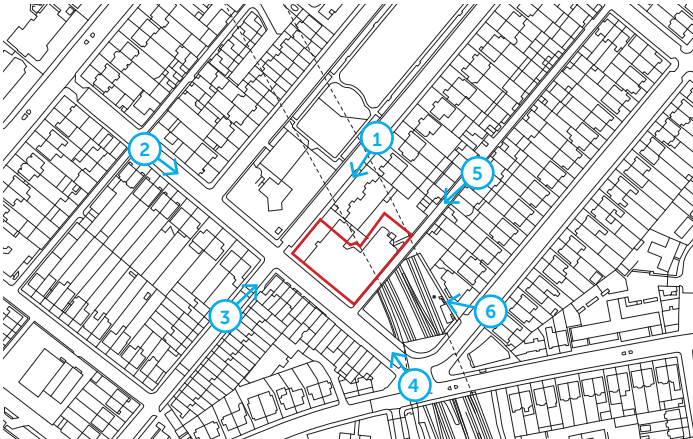
View 4



View 5

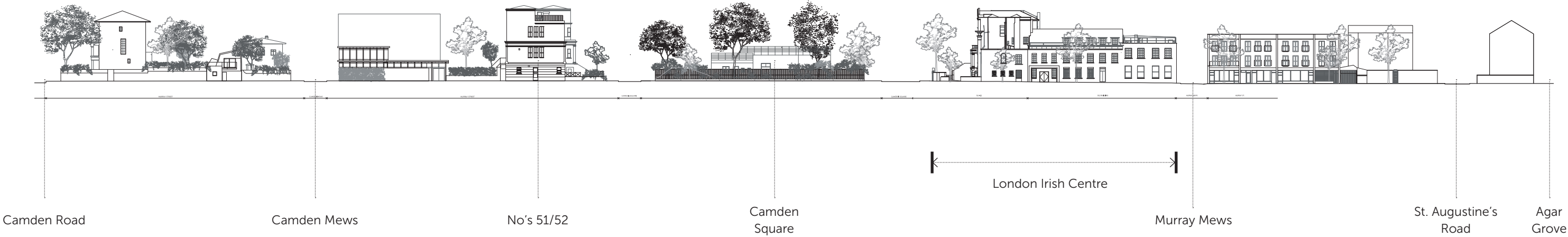


View 6



4.0 THE LOCATION & SITE

4.3 KEY APPROACH VIEWS - MURRAY STREET



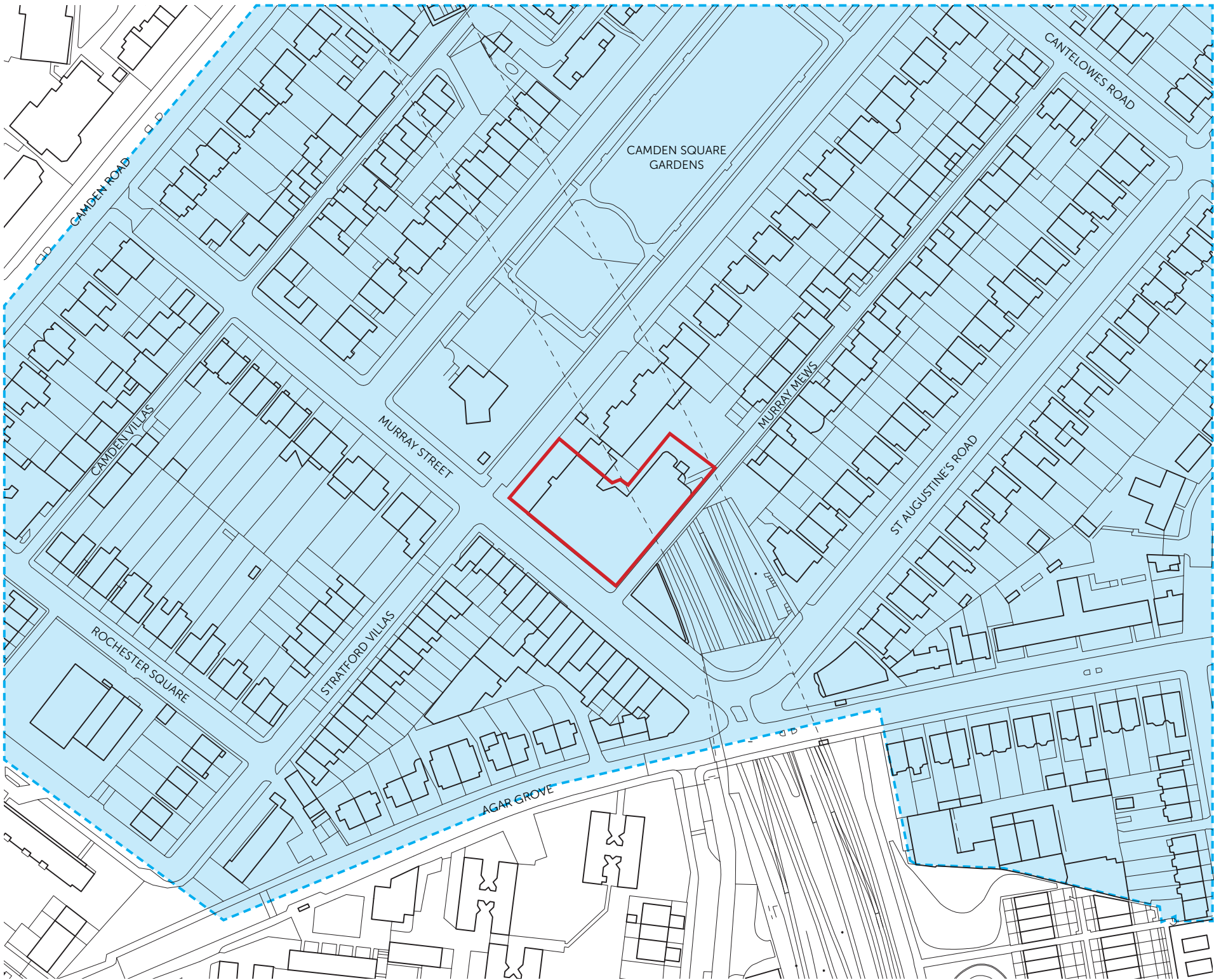
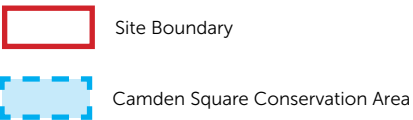
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4.4 CONSERVATION AREA

The Camden Square Conservation Area is primarily a 19th century planned development with a gridded street layout running parallel to and perpendicular from Camden Road, focused around Camden Square St. Paul's Church (illustration below), a large neo-gothic structure sat on the northern part of the square as the central community building in Camden Square. This was demolished in the 1950's and replaced with a small church building that remains today.

An extract from the *Camden Square Conservation Area Appraisal & Management Strategy* notes:

'Camden Square forms the Centrepiece of the planned development; however, the special character of the area is that it is also diverse when looked at in detail. The architecture is not uniform around the Square, phased development is evident in groups of buildings, and some plots have been developed individually. This is reflected in the size of plots, layout and the elevation treatment of the houses. The two mews behind the Square contain inventive building developments that have also evolved over time. This has resulted in a character that is a unique mix of nineteenth, twentieth and twenty-first century ideas of the mews concept, from functional service areas to exemplars of urban living.'



4.0 THE LOCATION & SITE

4.5 LISTED BUILDINGS

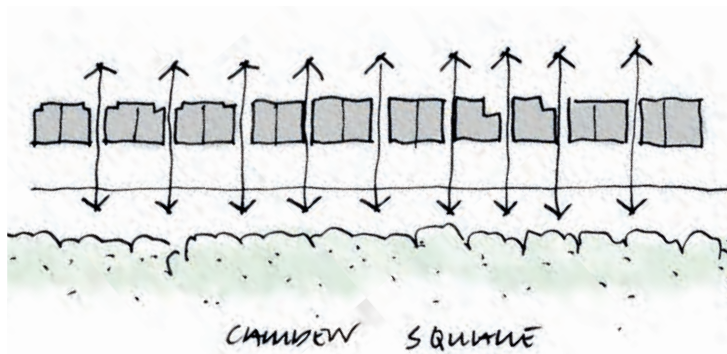
There are 2 listed buildings within the Camden Square Conservation Area, with another close by on Camden Road. The private house with architects office designed by Tom Kay as a family home and office in 1967-8 which has a Grade II* listing.

On Camden Road there is a pair of semi-detached villas dating from the early 19th century with a Grade II* listing.

With the adjacent plan, there is a private house designed by Edward Cullinan as a family home in 1962-5. 1962-5 which has a Grade II listing.

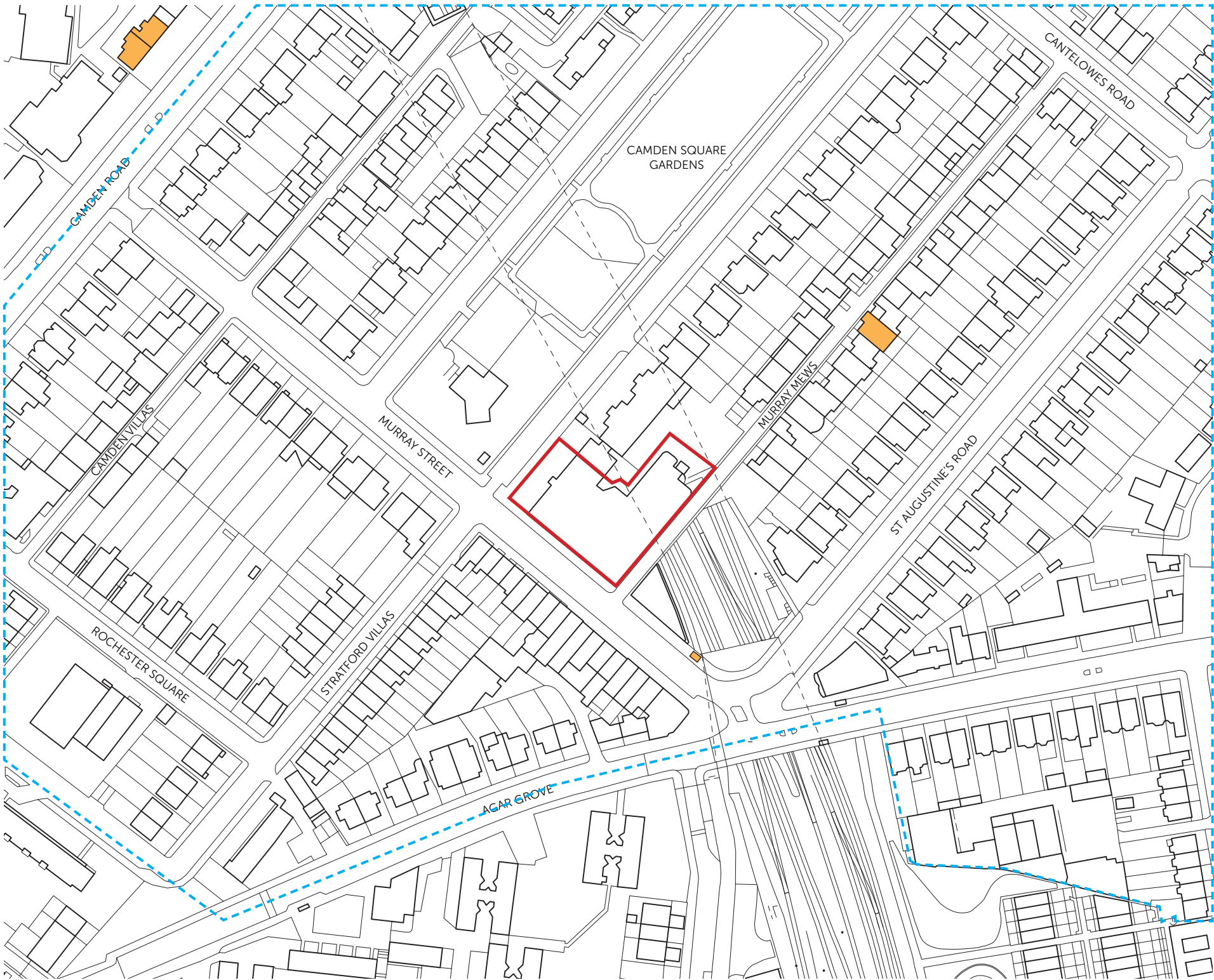
Finally, there is a Grade II listed telephone box on Murray Street.

For further analysis on the listed buildings, conservation area appraisal & planning policy refer to the planning & heritage reports.



Sketch of the grain of Camden Sq with visible gaps between the double Villa's

- Site Boundary
- Listed Building: Grade II



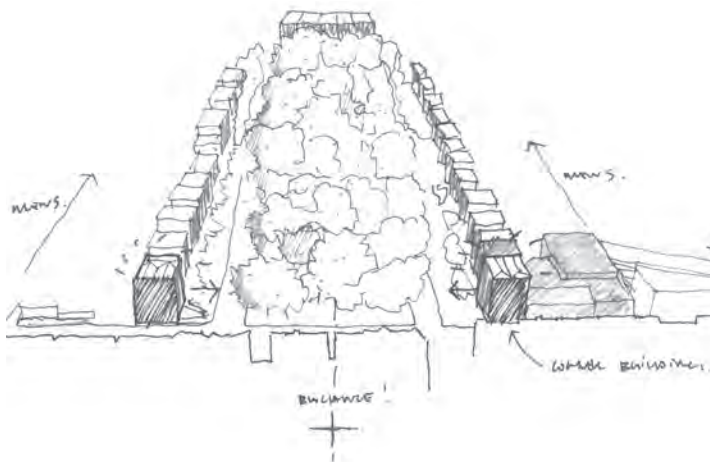
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4.6 HISTORIC DEVELOPMENT

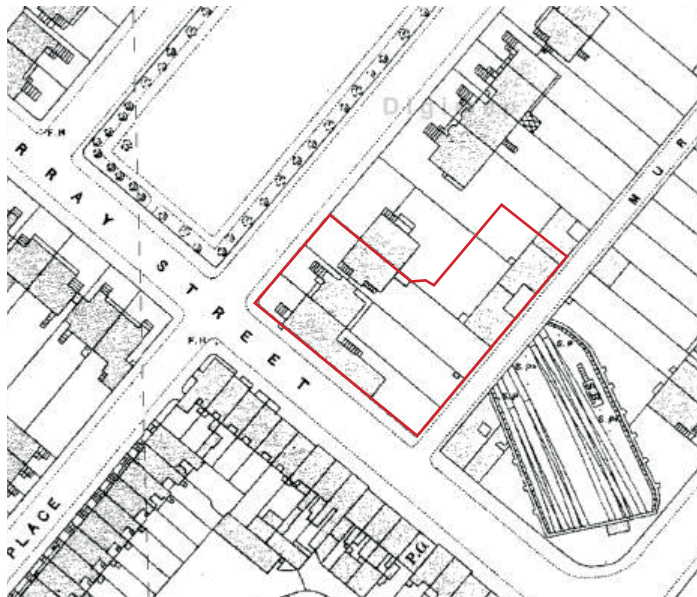
The history and pattern of development in the Camden Square Conservation Area is part of the massive expansion of suburbs in the nineteenth century into the rural estates and surviving field patterns in north London.

The square is bookended upon entry by a pair of double Villa's, and bound on the south by a row of terraced houses.

The street pattern was laid out by 1849, and from the 1860's to the 1880's much of the development that formed the structure of Camden Square was complete



OS Map 1873-75



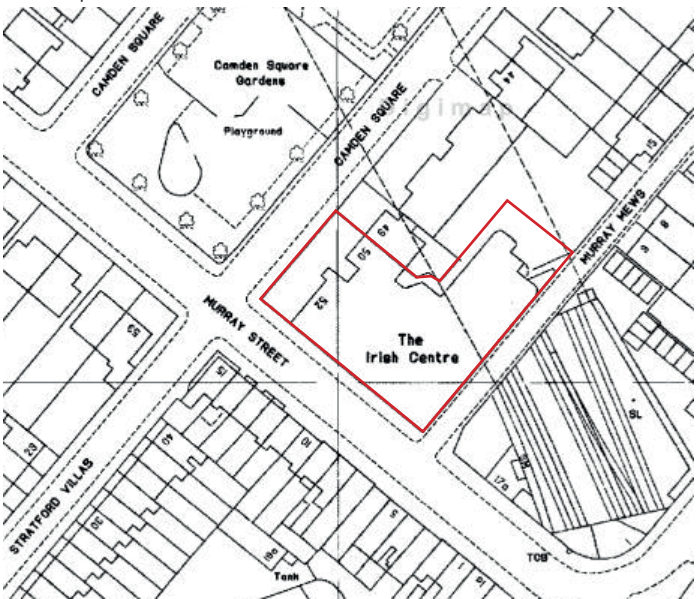
OS Map 1894



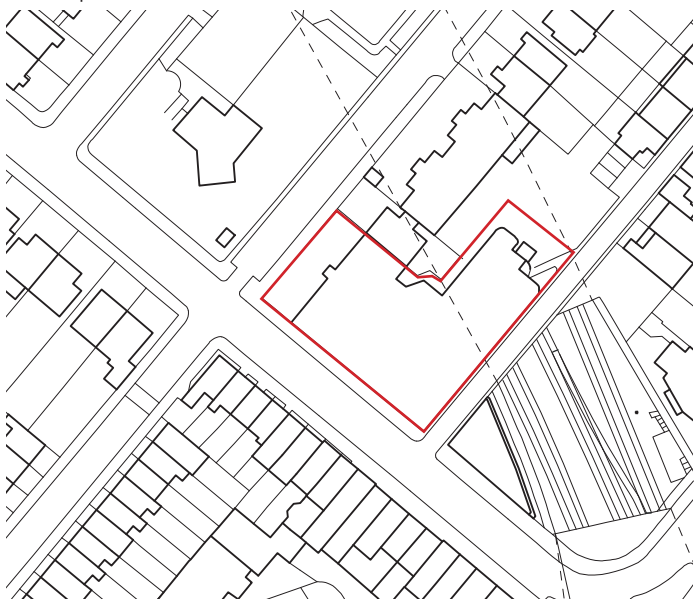
OS Map 1914



OS Map 1970



OS Map 1980



OS Map 2019





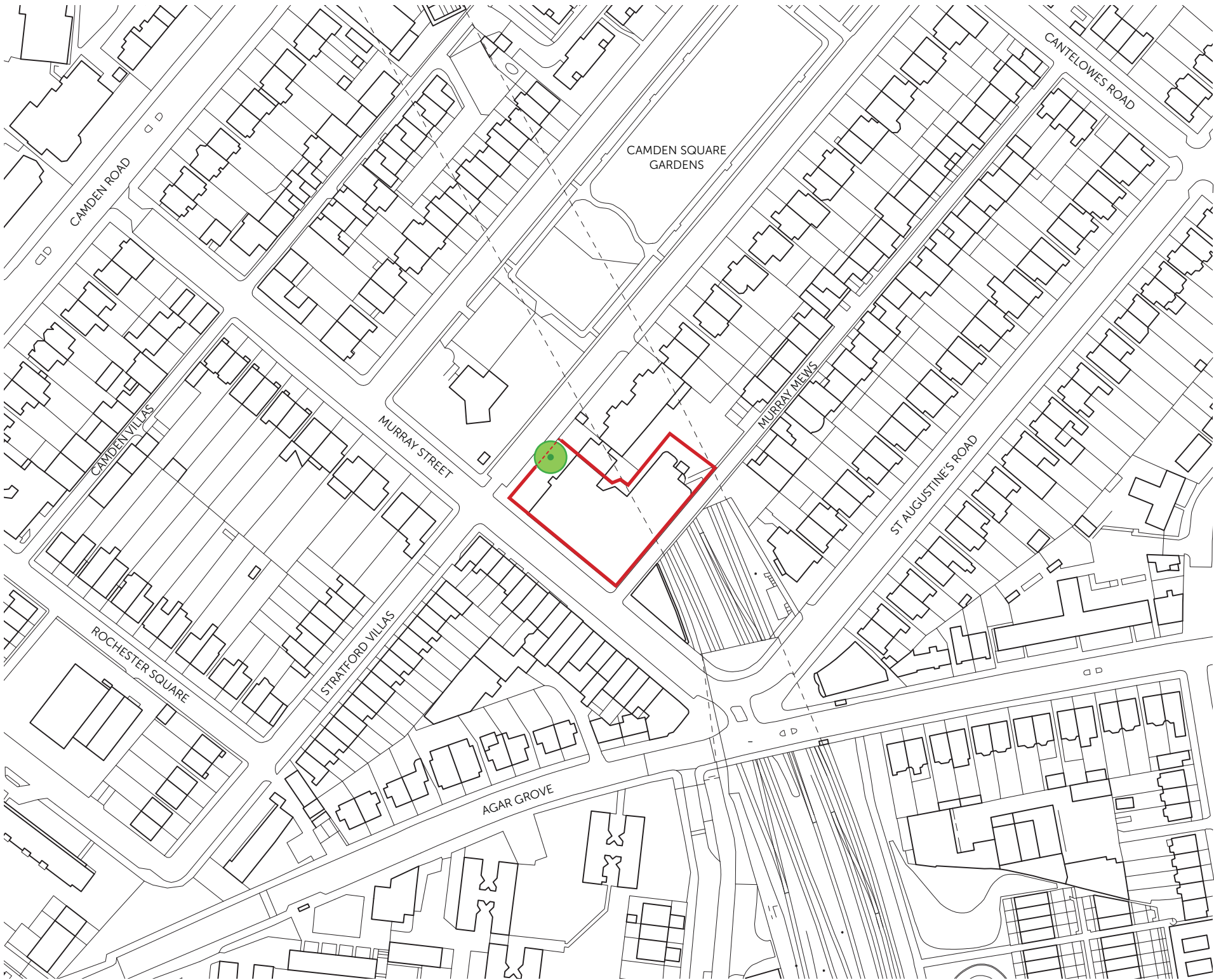
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4.7 TREE PRESERVATION ORDER

There is 1no. tree with a Tree Preservation Order attached to it which is identified on the adjacent plan. The specimen identified is a mature Lime Tree set within the front garden of No.50 Camden Square. TPO reference C10-T89 confirmed 07/12/01.



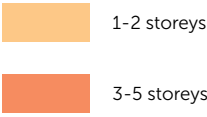
-  Site Boundary
-  Tree Preservation Order (TPO)



4.0 THE LOCATION & SITE

4.8 SURROUNDING BUILDING HEIGHTS

The buildings that surround the London Irish Centre are largely between 3-5 storeys, with the exception of the single houses along both Camden & Murray Mews which are predominately 2 storeys.



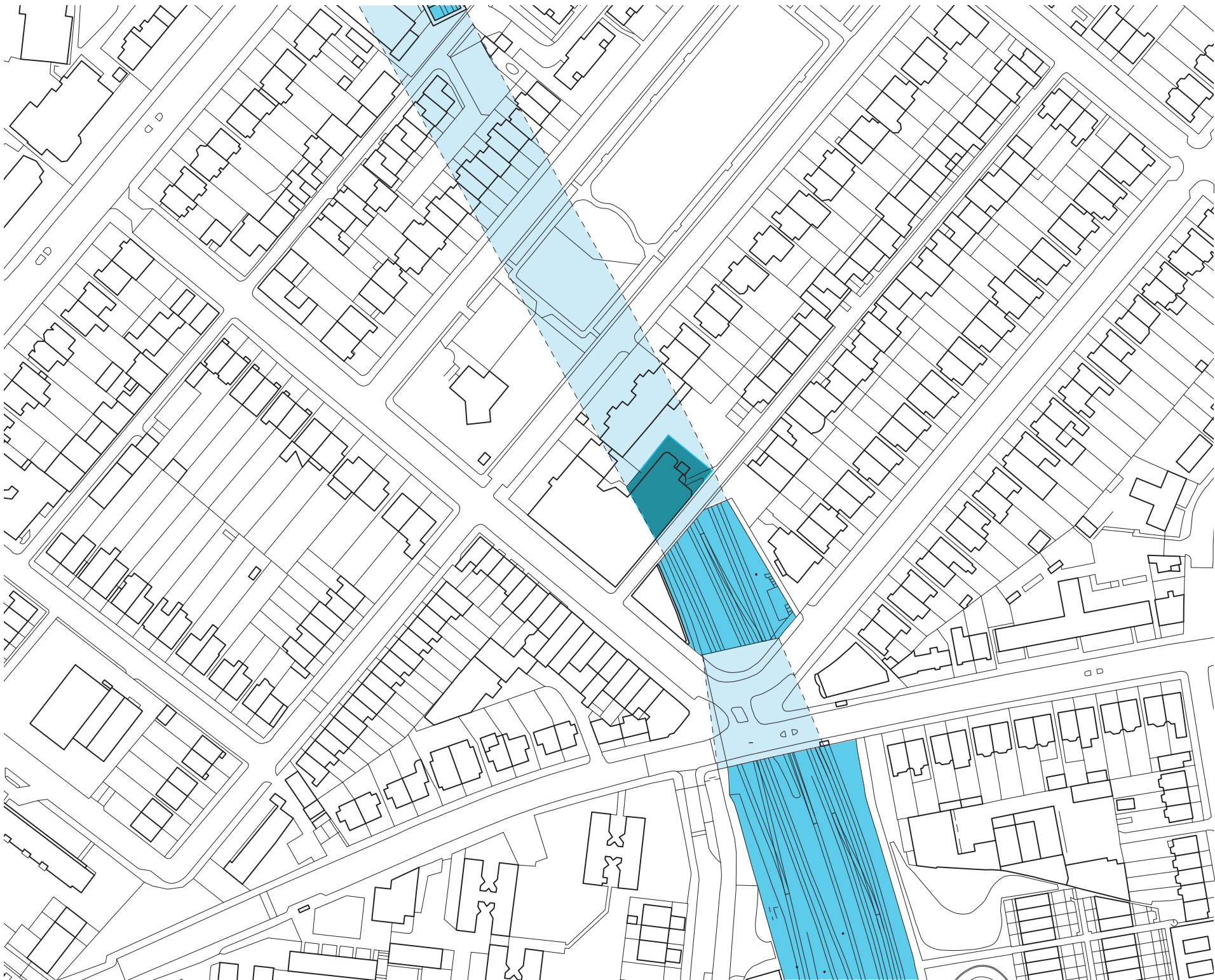
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4.9 RAILWAY TUNNEL

The train line was constructed in 1864-67 simultaneous to residential development around Camden Square. The line was the first out of St Pancras, passing on through to Kentish Town in a cutting. Camden Road Station (1868 to 1916) stood immediately south west of the area. The tracks emerge from the tunnel via a cutting south of Murray Mews, pass under Agar Grove and lead on towards the vast railway lands which stretched towards St Pancras.

This major intervention, using cut-and-fill techniques, bisected Camden Square, and resulted in a number of properties being demolished, first in the 1860s and secondly after the widening of the railway in 1898. Buildings were demolished in Camden Road, Camden Mews, on the north west and south east sides of Camden Square, Murray Street, St Augustine’s Road and Agar Grove. In addition, vibration from the tunnels and sulphurous smoke from the ventilation shafts reduced the desirability of the area.

- Approximate extent of tunnel beneath site
- Extent of railway tunnel
- Extent of open railway



4.0 THE LOCATION & SITE

4.10 SITE PHOTOS: CAMDEN SQUARE

Camden Square Gardens is the centrepiece of the area set out by the line of Camden Road. The south west side has two sets of stuccoed semi-detached houses with Corinthian and Ionic pilasters flanking a pair with a pediment. These and the two large detached houses in the Centre of the eastern side are potentially the grandest survivals of the original development.

On the north east side is the imposing Camden Terrace, in a more mid-Victorian Italianate style. The houses are of dark brick, with round headed windows and doors and wide bracketed eaves.

The south east side's houses are virtually intact as designed, semi-detached with stucco front elevations, stretching either side of two impressive detached houses. At the lower end, a large block of flats (Hiller House) bridges the tracks, respecting the general massing but breaking the sloping pattern with its raised ground forecourt and dark brickwork. A house in stucco with a pediment, (No 48 Camden Square) and the London Irish Centre with its Corinthian capitals (Nos 50-52), partially mirror the houses on the opposite side of the Square. The London Irish Centre has been greatly altered.



View 1



View 2



View 3



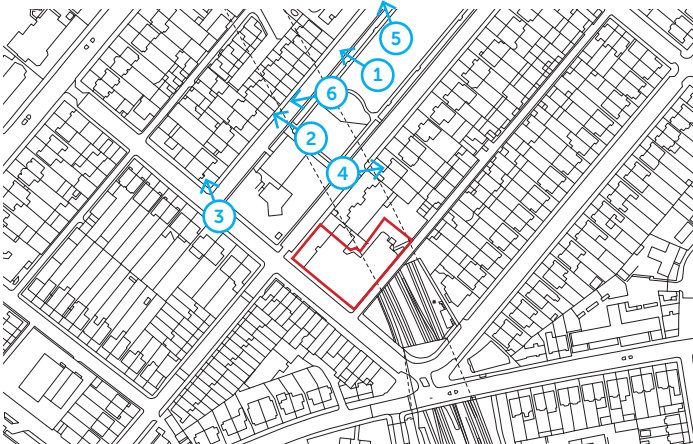
View 4



View 5



View 6



4.0 THE LOCATION & SITE

4.10 SITE PHOTOS: MURRAY STREET & MEWS

Camden Mews and Murray Mews were originally intended to serve the rear of houses via a cobbled roadway, but the mews in Camden New Town were not implemented as first intended, and were possibly curtailed after the success of the Camden Square development had been compromised by the impacts of the Midland Railway Line. Only a few mews buildings were built to serve the grander houses of the Square; other plots remained empty until recommended planning densities were raised after the Second World War.

Camden Mews and Murray Mews represent areas of artists/architects studio houses which became fashionable from the early 1960s. The majority of plots have been built as independent dwellings and/or workshops at the ends of the gardens of the frontage houses. The original character of the mews as subsidiary to the Square has largely been respected in the modern redevelopments, which are generally of two or two-and-a-half storeys and of a high design standard. They take an imaginative approach to development in the spirit of a mews' scale, form, and variety of styles and materials.



View 1



View 2



View 3



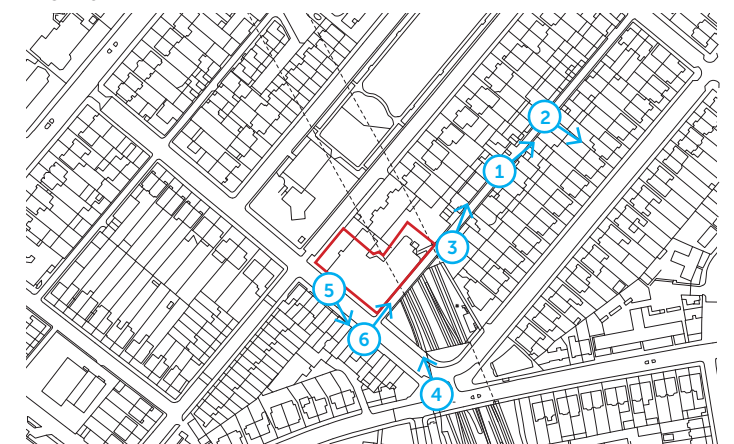
View 4



View 5



View 6

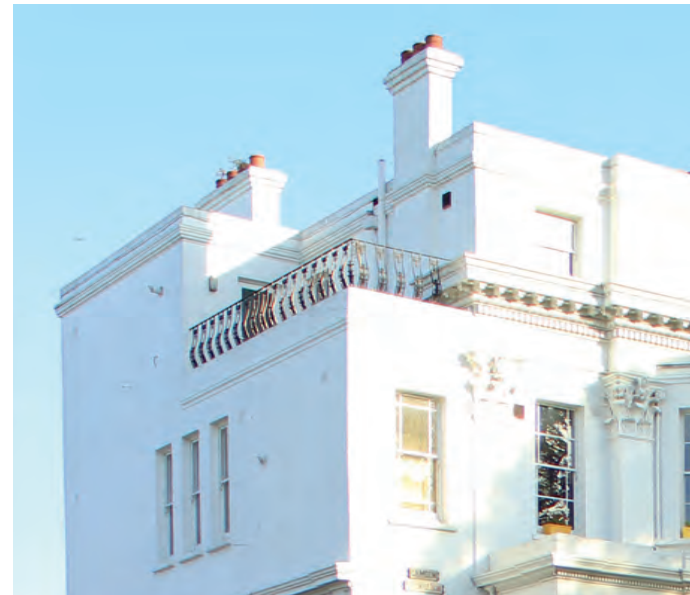


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4.11 CONTEXT MATERIALITY

The buildings within the surrounding context consists of a number of facing materials that are used on a variety of architectural styles. Within Camden Square the mix ranges from white stucco, with plaster moulded embellishments to timber curtain walling and London stock brickwork walls as illustrated in the photographs adjacent. Red & brown tones of brick are more prevalent along Murray Street & Murray Mews.

1. White stucco render found on the grand double Villas around Camden Square.
2. Contemporary examples of timber frame glazed buildings around Camden Mews.
- 3&4. Tones of brown/buff brick on the residential buildings to the Square
5. Timber and glass shop-fronts to the commercial area of Murray Street.
6. Rich red brick to McNamara Hall and along Murray Mews.



1.



2.



3.



4.



5.



6.

4.0 THE LOCATION & SITE

4.12 CAMDEN SQUARE VILLAS

The remaining Villas of Camden Square demonstrate a clear articulation of light, usually white, stuccoed render front facing façades that faces the Square, with London Stock bricks left as facing materials to the back & sides.

This composition gives a grand, formal presence to the Square. The back and side elevations are detailed as secondary façades to act as a counterpoint to the fronts. This change in material, detail & colour allows the fronts to be dominant and highlighting that these secondary façades were not designed to be seen, but rather background elements to the Mews behind.



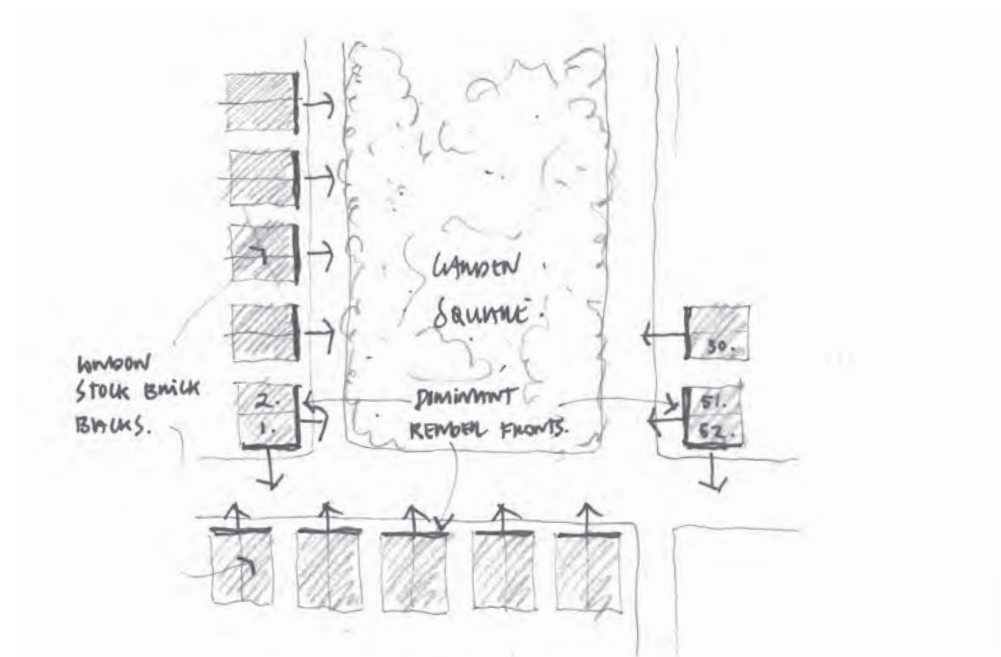
Detailed rendered front with earthly brick sides



Simple side & back elevations as secondary treatments



Playful keyed in render details between front & side



Sketch outlining front & back composition of the Villas on the square