

Breeze Holdings Limited  
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# HERITAGE ADDENDUM 140-142 CAMDEN HIGH STREET

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## **Introduction**

- 1.1 This Heritage Addendum has been produced on behalf of Breeze Holdings Limited to support amended proposals for the extension to 140 Camden High Street, London. The amendments have been made in response to comments from the council regarding application, 2020/1105/P - 140-142 Camden High Street. The building itself is not included on the Statutory List of Buildings of Special Architectural or Historic Interest. However, it is located within the Camden Town Conservation Area and has been highlighted as a positive building within the Conservation Area Appraisal.
- 1.2 The amendments will be discussed in turn and the impact to the conservation area will be assessed.

## **Third Floor Extension**

- 1.3 The third floor has been substantially set back, significantly reducing the visibility of this element from the street. As the below drawing demonstrates this set back has allowed improved views to the windows of the surrounding structures, so that an appreciable 'gap' within the street front remains visible. The use of a lightweight and semi-transparent material has been selected to further create a sense of openness and highlight the sense of space between the two structures to either side. This sense of material contrast also points to the historic extent of the building, and avoids a sense of pastiche.
- 1.4 The roofline has also been lowered, again enhancing the sense of a gap between the buildings. It is noted that at present the drop in the roof line within the site is striking, and this disparity will remain clearly evident. The present appearance of the blank flank walls either side of the gap are of no particular decorative or architectural quality. The contribution of the gap to the surrounding conservation area is therefore determined to be the creation of a distinction between the character of Greenland Street and the High Street. In so far that the gap enables a sense of hierarchy in the contrast between the street front and the secondary road along Greenland Street, this character and contribution will remain. This results in a minor beneficial impact to the conservation area.

## **Set back of the Second Floor**

- 1.5 As noted above, an additional set back has been incorporated, allowing sufficient space for the corten fins to terminate behind the existing parapet. This is in direct response to comments from the council and creates a unified design in which historic fabric and the proposals will form a harmonious whole. The proposals retain the existing decorative fabric at ground and first floors, preserving the contribution of this façade to the material quality of the conservation area. The colour palate has been chosen to blend with the existing façade, creating an honest contemporary addition which sits comfortably within the streetscape.

## **Retention of string course, cornice, raised window, external flue and existing timber windows.**

- 1.6 These decorative details have been retained as part of the amended proposals. The impact to the conservation area is therefore neutral.

## **Assessment of Viewpoints**

- 1.7 The below view points show the character of a gap within the streetfront remains appreciable with views from the North East and South West, both showing the blank return facades visible at the upper storeys. The material pallet is shown to blend comfortably with the adjacent facades as well as the brickwork below, whilst reading as an honest contemporary addition. Decorative detail including the existing cornice, flue and timber windows is retained, safeguarding the contribution of the site.

## **Conclusion**

- 1.8 The Heritage Assessment which accompanied the original application determined that the contribution of the site to the conservation area resided in the responsive character of the site, creating a formal commercial frontage to the High Street with a more subservient character to Greenland Street. Decorative detail such as corning and brickwork, created a high quality and identifiably historic façade. The drop in roofline is illustrative of the subservient character of the street. The proposals have retained this gap in the street front, protecting the hierarchy of the surrounding street scape. Decorative detail of interest also has been retained in full. While the proposals constitute a change in the street front, the contribution of the site to the conservation area has been retained, creating an overall minor beneficial impact. Similarly the features of interest within the site itself has been retained. While a third floor is included in the proposals the enlarged setback ensures that this is largely not visible from the street-front. We therefore see no heritage reason why the proposals should not be viewed favourably by the council.



Figure 1. View from Camden High Street.



Figure 2. View from Greenland Street showing proposed roof extension.



*Figure 3. Detail view showing retention of decorative detail.*



*Figure 4. View showing retention of architectural details as well as the set back of third floor.*

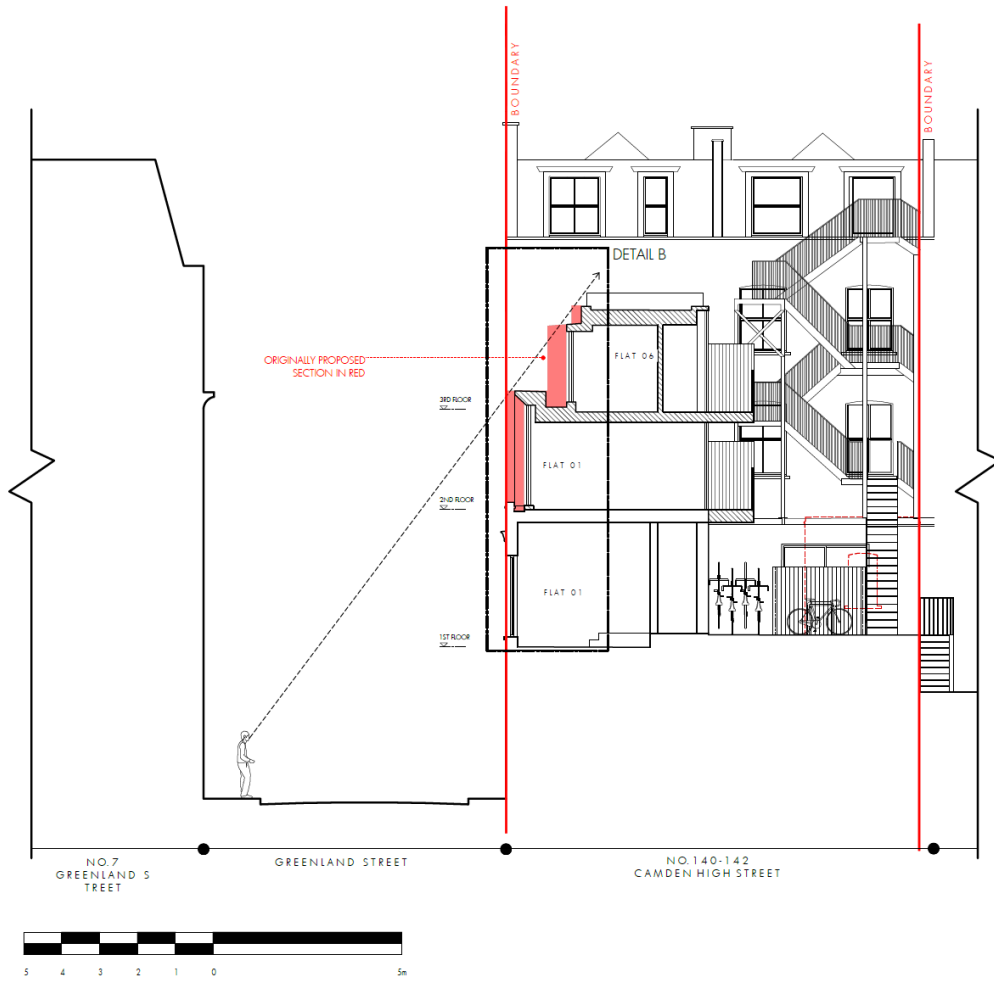


Figure 5. Cross section showing enlarged set back of third floor.





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