

Rochester Conservation Area

Application 2020/3737/P, 248-250 Camden Road

[pre-consultation Section 4a1] It is very disappointing that no information for either 'community consultation' was sent to Rochester Conservation Area, which is contiguous with Camden Square conservation area, a partner in Camden New Town History Society and has previously demonstrated concern for conservation in Camden Road, recently for example, applications for 139-153, 160, 225 and 244 Camden Road.

It is of concern that LB Camden dismissed the first architects who in 2019 produced this 'prison' model:

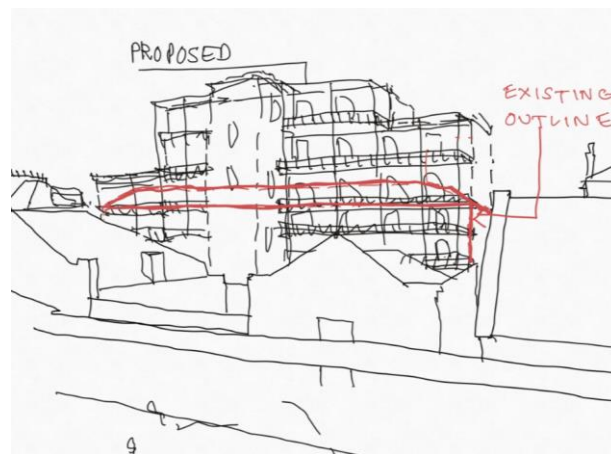
Camden Road Hostel



John Southall & Marcia Ross-Southall for Camden Square CAAC express it thus: "We all have very serious concerns about the impact this proposed development will have on the Conservation Area and loss of amenity to the surrounding properties."

The present proposal is severely marred by its height, which is strongly out of character.

The applicants' claim that, 'In order to meet the brief we have to provide sufficient units of temporary accommodation for Camden's homeless families', is specious. The Council has already increased hostel accommodation at Holmes Road. The brief should match the capability of the site. On this site, the maximum height is four stories with a flat roof or three with a pitched roof.

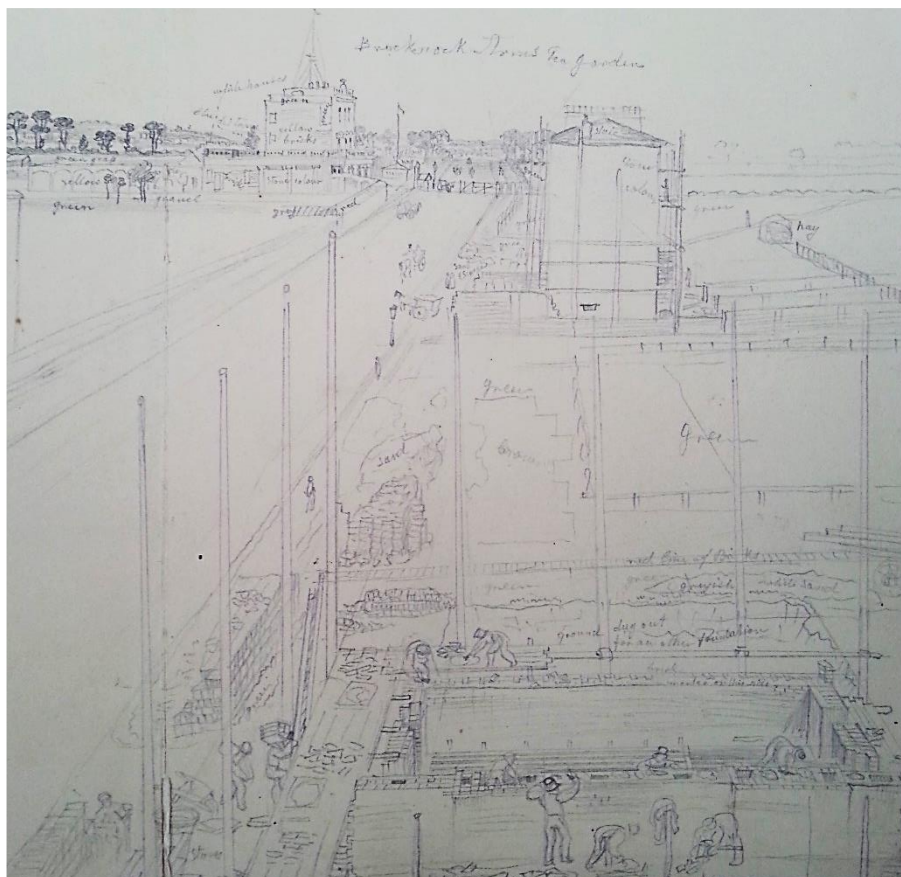


The site lies in the northern half of the Camden Town Estate (orange border), and in Camden Square conservation area.



Camden Road was built as 'the new road from Marylebone to Holloway' with an Act of Parliament in 1825. It set a new direction for the Camden Town Estate, stretching northwards uphill rather than north-west to Kentish Town along the Fleet. Camden Road Station is at the axis of the junction.

Camden Road was built from the 1830s with superior double villas of high social status in the late Regency style. On either side, Rochester Terrace Gardens, Rochester Square and Camden Crescent (now Cantlowes Gardens) provided housing variety and green space amenity. George Scharf drew building of the higher eastern side in a view looking towards Brecknock Arms and toll gate:



G Scharf, pencil drawing, British Museum collection – Brecknock Arms in the distance.

The Camden Road Villas (as it was originally called) are three-storey pairs at the southern end and four-storey towards the northern end.



They have well-proportioned front gardens and rear land to the mews.

They do not have rear balconies

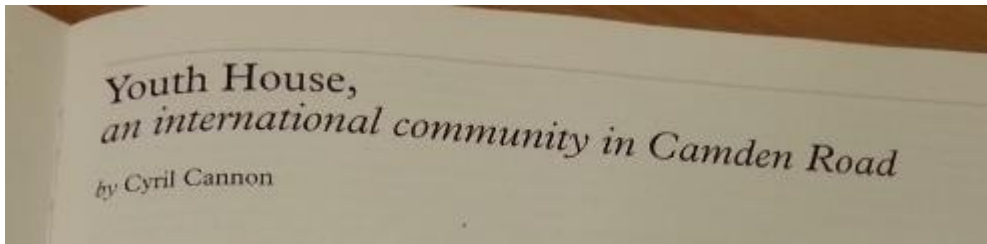


Nearby contemporary rebuilding has retained four storeys, but with flat rather than pitched roofs.



Ashton Court 254-256 Camden Road

The earlier Camden Hostel building had a significant Camden history



Camden History Review 2005 vol. 29, pp. 19-21.

Youth House was founded in the 1920s by theosophists. It was vegetarian and alcohol-free. It attracted students from India and West Africa and was noted for internationalist and left-wing views. It had adepts including Kwame Nkrumah, speakers including Dora Russell and music including Ronnie Scott. Bought by Camden Council, rebuilding was proposed in 1969, but Camden Square Tenants Association held a protest in 1973 when the building was empty. It was finally demolished but the architects of the new building are not recorded.



Mark McCarthy

Rochester Conservation Area