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## Design Statement

### Site Address:

85 Camden Street, London, NW1 0TP

### Proposed Residential Development to No. 85 Camden Street, London NW1 0TP



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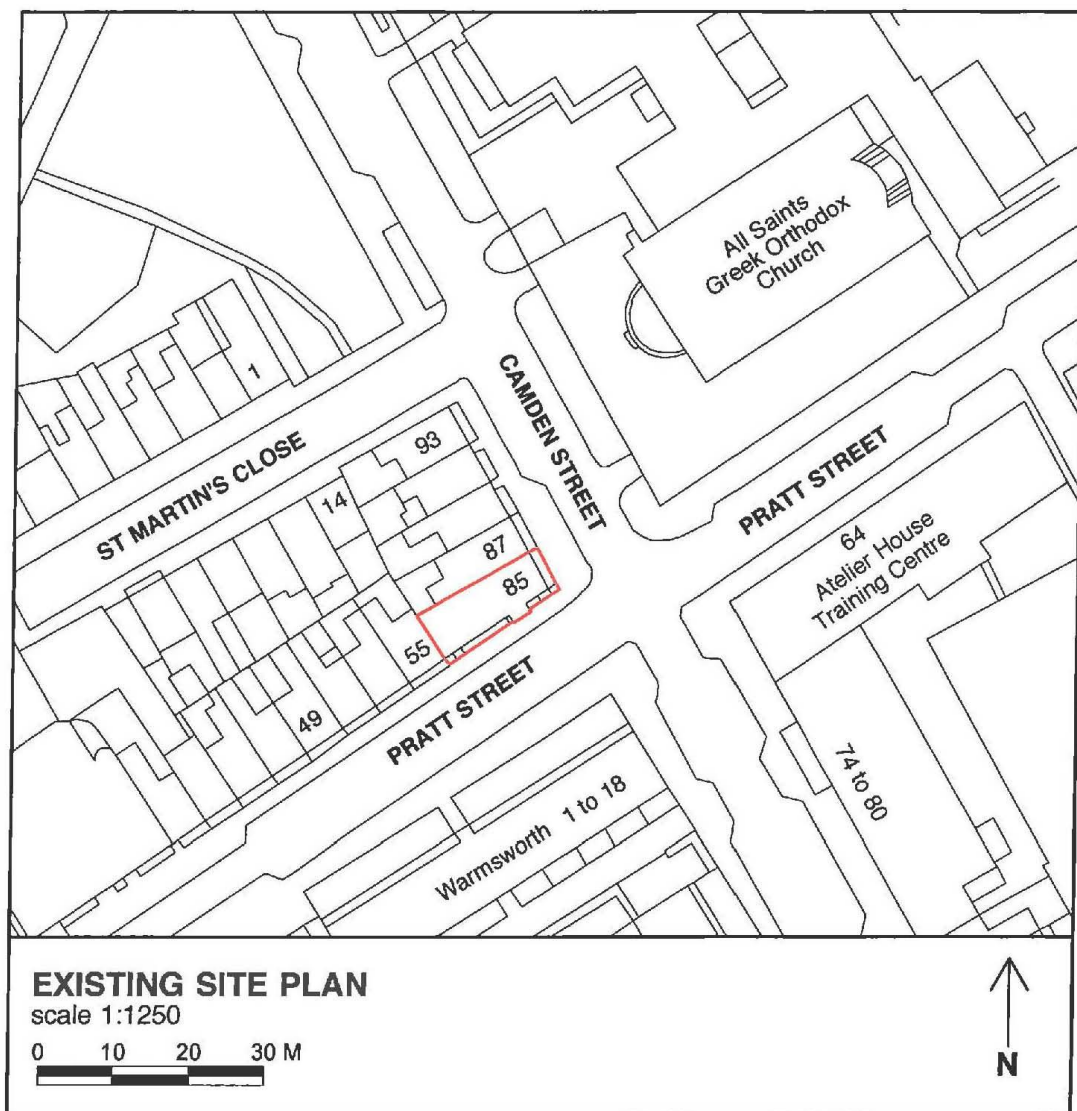
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### **Building's Description & Location**

No. 85 Camden Street is a locally listed building, in the 19th century architectural style. It is part of a locally listed terrace of 5 houses with returns onto Pratt Street and St Martins Close. No.85 is a corner house, which includes a mansard roof attic storey above the cornice line. The property has been converted into four self-contained units and has a ground floor workshop accessed via its own entrance door on Pratt Street.

No. 85's elevation consists of timber sash windows, metal railings to the basement flat and a rusticated stucco façade to the ground floor. The façade being in Yellow London Stock brick. The original windows facing Pratt Street have been blocked up, possibly during the Window Tax Act period. The property has a four-storey rear extension built in the 1980s.

To the rear the property shares a boundary with an existing 19th century terrace on Pratt Street, also locally listed. The Pratt Street terrace has eroded with time but still retains some of the ground level stucco render Yellow London Stock Bricks and white render band at roof level. Original window, door and render detailing has been lost. Further to this The Pratt Street terrace has seen roof additions. No. 85 Camden Street is located opposite the Grade I Listed All Saint's Greek Orthodox Cathedral. Camden Street has various architectural styles with the majority being terraced housing. The busy Camden High Street, which is the commercial sub area of Camden Town, runs parallel to Camden Street and has various restaurants, bars and retail units.

### **Proposed floor areas**

Ground floor: Kitchen/Dining approx.. 22.32sq.m.

First floor: 2 persons bedroom approx.. 22.21sq.m.

Second floor: 2 persons bedroom approx.. 16.93 sq.m.

Third Floor: 2 persons bedroom approx.. 16.93 sq.m.

### **Proposed materials**

1. Yellow London Stock bricks. Reclaimed bricks to the front Elevations.
2. White aluminium framed curtain wall glazing and windows with frosted white strips.
3. New grey aluminium door and frame.
4. Grey polymeric membrane roofs with grey aluminium framed roof lights.
5. The closet wing windows facing No. 55 Pratt Street on all floors floor to blocked up with Yellow London Stock brick & rendered in white to match existing.
6. The new ensuite's window to be in obscured double glazed Upvc framed casement window.
7. Upvc gutters and pipes in black to the rear.
8. Black painted metal railings and gates to the front to match existing styles

### **Transportation**

There is a good PT AL rating of 6b for the site area. The nearest stations within walking distance are Camden Town underground station on the Northern line and Camden Road Overground station. The nearest bus routes are numbers 46, 168, 253, 274 and C2.

### **Sustainability**

1. Aluminium windows and doors to be obtain from eco-friendly & sustainable source.
2. Windows' glazing can be recycled.
3. Double Glazing: By using Low 'E' glass with a minimum of a 20mm gap between each pane, this energy efficient window & door system reduces carbon emissions.

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4.The installation of high specification cavity insulation and the use of low energy light fittings where possible, will also assist with the energy efficiency of the new building.

5.Upvc gutters & pipes to be obtained from an eco-friendly & sustainable source.

6.The usage of photovoltaic panels to provide renewable energy thus reducing electricity demand.

### **Planning History**

A. 85 Camden Street, NW1 OTP Planning Ref: 35782/R2 -Conditional decision granted: 31.08.1983. The change of use to four self-contained dwelling units including works of conversion including the erection of two additional storeys to the existing rear addition.

B. 85 Camden Street, NW1 OTP Planning Ref: J12/13/30/33794 -Refusal date: 30.04.1982 The change of use to four self-contained dwelling units including works of conversion including the erection of two additional storeys to the existing rear addition.