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Design & Access Statement:
7 Stratford Villas, London NW1 9SJ

Replacement dormers and rooflight.

1.0 Site Description:

No. 7, Stratford Villas is a semi-detached three storey 19th Century Villa situated within the Camden Square Conservation Area. The front elevation of the house faces onto Stratford Villas, while the side elevation faces onto Rochester Square, forming the southerly end of the terrace. Recently work has finished on the site at lower ground under Planning Reference 2022/0172/P.

The site falls within an area indicated as making a “positive” contribution in the CAA audit of heritage assets map, while Stratford Villas and Rochester Square streets are indicated as having “neutral” impact.

2.0. Project Description:

The proposals are for the enlargement of the existing front and rear dormer windows and the relocation and replacement of the existing rooflight with a conservation style rooflight.

3.0 Description of Proposed Works

External - as described in accompanying drawings:

- The existing dormers to front and rear will be enlarged. The dormers will be glazed with timber sash windows and clad in lead.
- The existing rooflight will be relocated and replaced by a conservation style rooflight

4.0 Discussion of the Proposed Works

All houses in the immediate terrace have both front and rear dormers. No.7 currently has the smallest back and front dormer windows on the street. While a significant enlargement is proposed, it is not considered that the size of the new dormers would be excessive. The proposed dormers are of traditional design and materials and have been designed in accordance with the guidance in the relevant Camden SPG.

The existing rooflight is proposed to be relocated over the stairwell, and to be replaced by a conservation-style rooflight. This will improve the current view from the public realm and will be in keeping with the character of the area.

5.0 Sustainability

All new elements, materials and build-up insulation values will be specified to meet or exceed the relevant Building Regulations and will significantly improve the environmental performance and internal comfort of the building.

6.0 Access

Access conditions into and within the house are not altered by the proposals.

7.0 Conclusion

The replacement new dormer windows will enhance the street scene and conservation area with appropriate traditional design and materials. The proposals are in line with the neighbouring dormer windows along the street.



Rear View of Stratford Villas showing existing dormer windows on the terrace - No. 7 is at far right.

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Achievement Award 2021