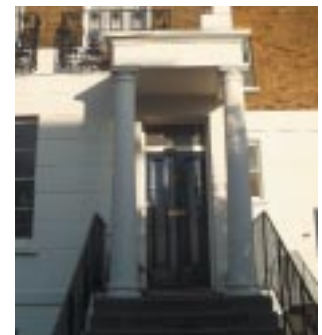
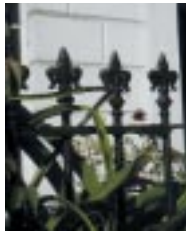




Conservation
area statement

► **Rochester**





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ROCHESTER

Conservation Area Statement



The aim of this Statement is to provide a clear indication of the Council's approach to the preservation and enhancement of the Rochester Conservation Area.

The statement is for the use of local residents, community groups, businesses, property owners, architects and developers as an aid to the formulation and design of development proposals and change in the area. The statement will be used by the Council in the assessment of all development proposals.

Camden has a duty under the Planning (Listed Buildings and Conservation Areas) Act 1990 to designate as conservation areas any "areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance." Designation provides the basis for policies designed to preserve or enhance the special interest of such an area. Designation also introduces a general control over the demolition of unlisted buildings. The Council's policies and guidance for Conservation Areas are contained in the Unitary Development Plan (UDP) and Supplementary Planning Guidance (SPG). This Statement is part of SPG and gives additional detailed guidance in support of UDP policies.

The Statement describes the character of the area, provides an outline of the key issues and identifies development pressures, which are currently a cause of concern. The statement also sets out the key policy framework relevant to the Conservation Area and formulates specific guidance for it.

It is not the intention of the Statement to contain proposals for the enhancement of the public realm. The Council has produced a Streetscape Design manual for Camden and all public realm enhancement work will be undertaken in accordance with it. The manual



identifies an overall image for the Borough in terms of appearance of the streetscape with respect to surfacing materials, furnishings and lighting and, where appropriate, identification of the special characteristics of smaller areas within it. There is a reference guide for the use of standard design details, surfacing materials, street furniture and street lighting to be used in engineering, traffic management and other environmental improvement schemes. This includes sample illustrations of best practice, e.g. for historical street settings, typical street settings within Conservation Areas.

INTRODUCTION

Rochester is a cohesive and compact Conservation Area that has at its centre the park Rochester Terrace Gardens, giving it a strong focus and sense of place. Built in the 1840s and 1850s it has an architectural integrity and charm that survives overall with some minor changes.

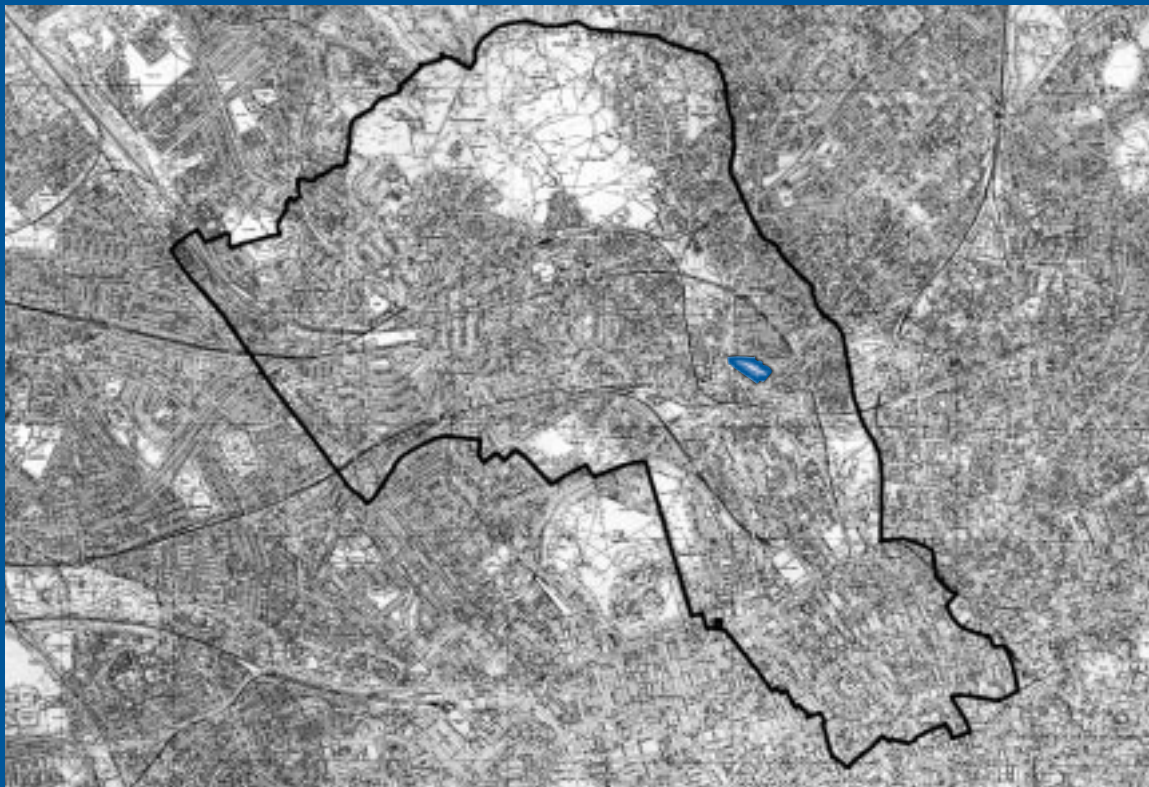
LOCATION

The Conservation Area lies to the east of Kentish Town Road. The topography of the area is generally flat, with the highest spot height recorded at 32 metres above ordnance datum.

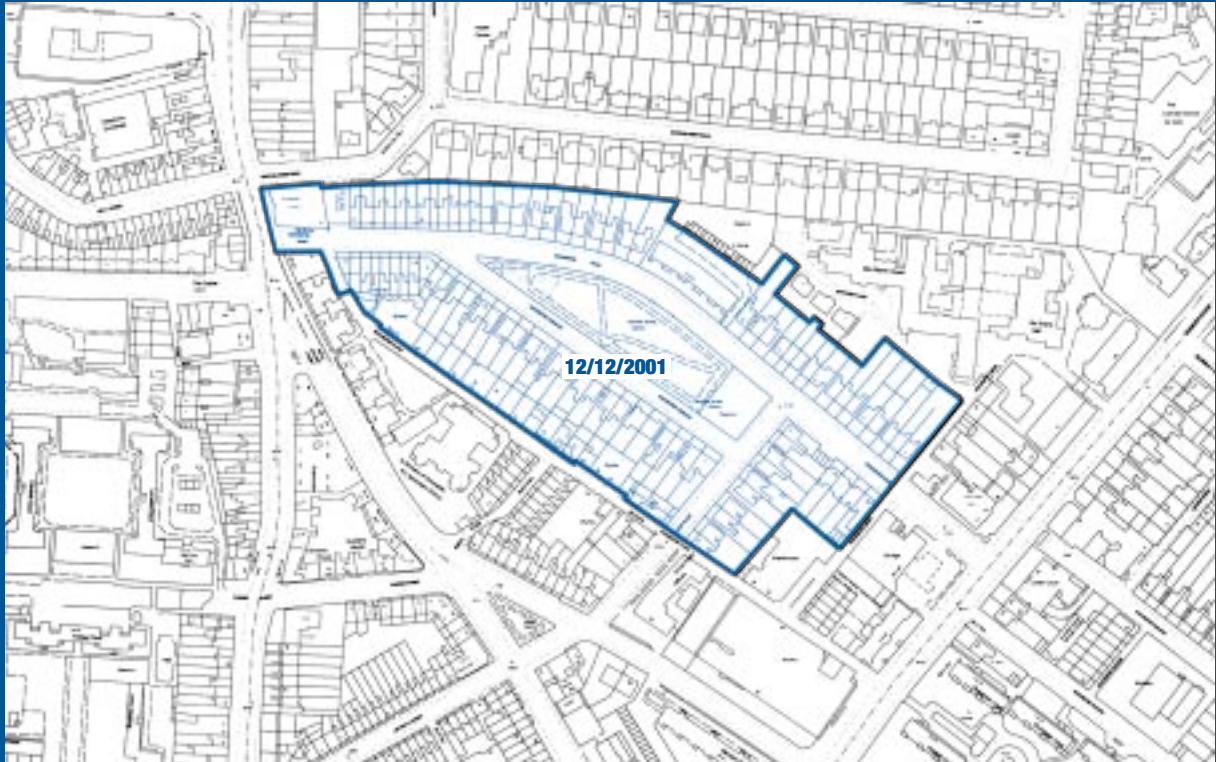
PLANNING HISTORY

Designation Date: Rochester Conservation Area was designated by the London Borough of Camden on 12 December 2001 and this Conservation Area Statement was agreed at the same time. The designation and the Statement were agreed after public consultation.

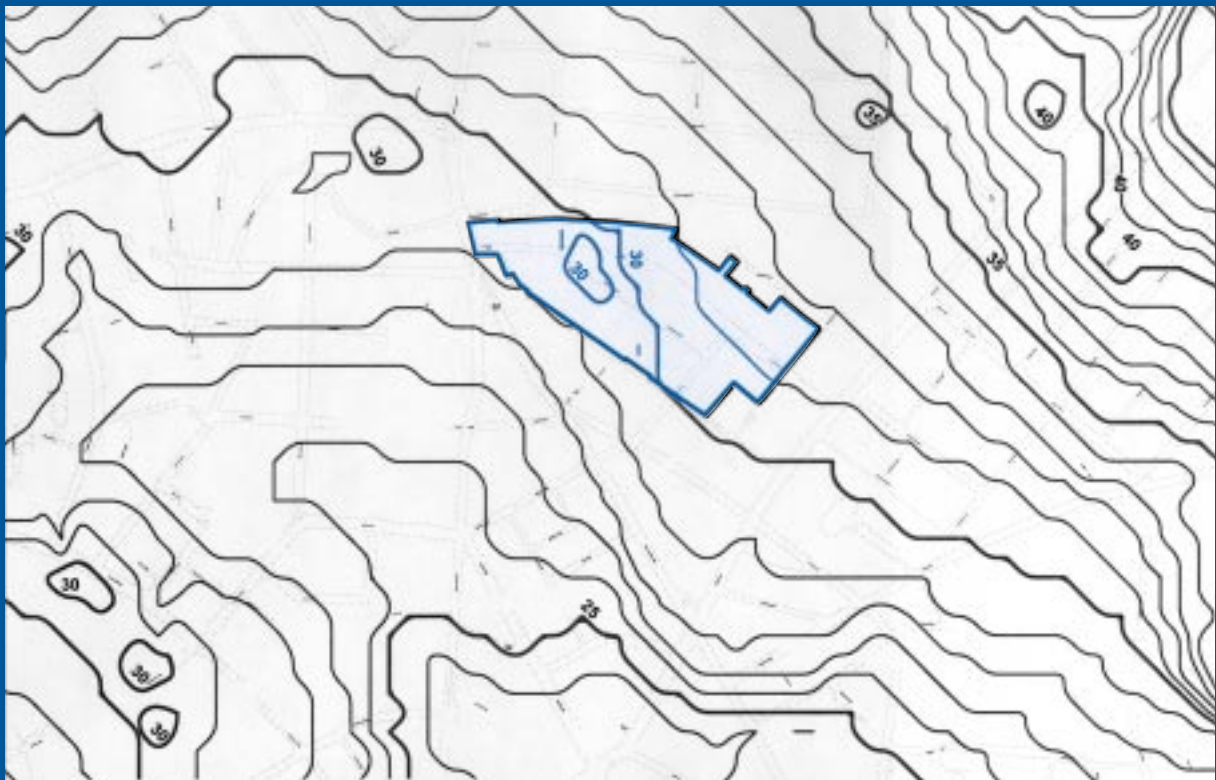
A designated Strategic View cuts across the Conservation Area. Strategic View 3 Parliament Hill to St Paul's: the strategic viewing corridor and the wider setting consultation area. See Guidelines Section.



Camden and location of Conservation Area



Designation date



Topography



Urban Grain

History

HISTORY

Kentish Town used to be the principal settlement in the parish of St Pancras, which stretched from what is now Tottenham Court Road in the south to Highgate, and from York Way to Regent's Park. St Pancras Old Church in St Pancras Way is one of the oldest churches in London. It is thought to have been built on the site of an even older building. A settlement was probably already established in the vicinity of the church by AD400. However, the River Fleet, which flows down from the heights of Hampstead and Highgate frequently flooded the land around the church, and the inhabitants gradually moved to dryer ground further upstream. A chapel of ease was founded in Kentish Town probably by the 13th century and certainly by 1297. The site is uncertain. Another chapel on the west side of the road (now Nos.207-209 Kentish Town Road) replaced it. The 3rd Kentish Town chapel was built on its present site in Highgate Road in the 18th century.

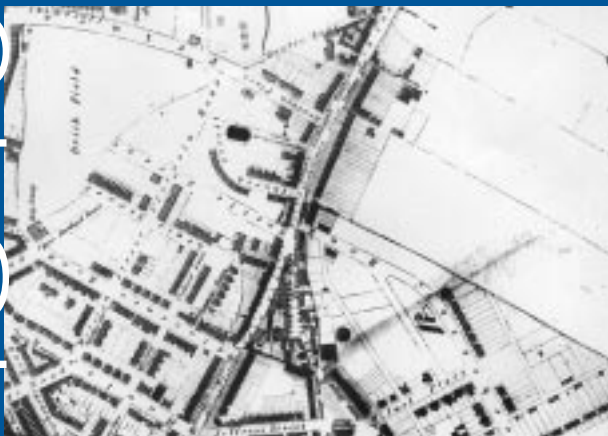
Kentish Town village did not develop as a compact cluster but as individual buildings strung out along the road to Highgate, which followed the course of the river. It probably took this form because of the various inns established to serve the many travellers passing through on their way between London and The North, and stretched from where the former Castle pub now stands on Kentish Town Road, to Swain's Lane.

Although the land around was good, Kentish Town was not just a farming community. William Bruges, the first Garter King of Arms, had a magnificent house at the south end of the village in the early 15th century and other well-to-do Londoners followed. Gradually, the village established a reputation as a convenient and healthy retreat from the increasing congestion of the City.

As London expanded westwards in the 18th century, Kentish Town also changed and grew. More houses were built, but still on the main road, rather than in the fields behind. The farms concentrated increasingly on the production of milk for sale in the City, and hay to feed the growing number of horses. Inns began developing extensive pleasure grounds as Londoners visited the area on day-trips to the country. The most important of these in the mid-18th century was The Castle, whose gardens now lie beneath Kelly Street, Castlehaven Road and Clarence Way. Later, the Assembly House surpassed it (formerly called the Black Bull and briefly The Flask) which boasted two acres of garden, paddocks and a Bowling Green.

Pollution of the Fleet River became an increasing problem in the 18th century. Ponds first started being created around 1589. A century later, in 1692/3, the ponds were leased to the Hampstead Water Company who then built a number of additional ponds over the next 100 years. This reduced the flow in the river, whilst effluent from the new houses increased. Lower down, towards Holborn and Clerkenwell, it became known as the Town Ditch. The river was gradually culverted over. It remained comparatively clean in Kentish Town until the end of the 18th century but was still capable of flooding and by the 1850s it had been culverted as far north as Holmes Road. The northern section remained open until 1872 when, prompted by a particularly bad outbreak of cholera in 1866, the Metropolitan Board of Works encased it.

1849



St. Pancras Parish Map

In 1791, Lord Camden obtained an Act of Parliament that enabled him to develop land along the east side of Camden High Street, which he sold on leases of 40 years rather than the 99 that was customary in better areas south of the New Road (today's Marylebone and Euston Roads). The grid of streets between Albert Street was laid out and rapidly filled with cheap houses. The development soon linked up with the southern end of Kentish Town; Jeffrey's Street and the nearby terraces were all built around 1800. Further north, Mansfield Place (now Holmes Road) and Spring Place were built out into the fields during the same period. By the early 1820s, houses had been built in Gloucester Place (the western end of Leighton Road) and there

1860

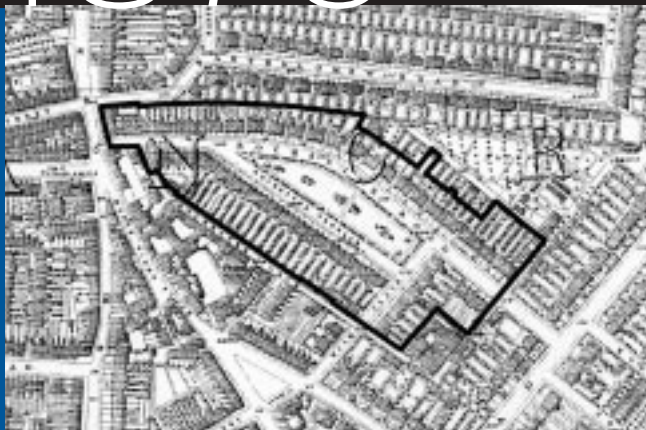


St Pancras Parish Map 1860

were a few villas along the recently opened Fortress Road, but otherwise, Kentish Town retained its essentially linear pattern.

Within a period of 25 years, from the mid 1840s to 1870, Kentish Town was transformed. Initial development was caused particularly by the sale of Lord Southampton's land in 1840 and subsequent construction of the streets between Kentish Town and Haverstock Hill. The fields on either side were filled with houses and the railways carved their several paths through the area. This is the period during which the Conservation Area was built. The 1849 Parish map shows the streets of the Conservation Area laid out with Wilmot Place houses already constructed as well as some on Rochester Road. The 1860 map shows the completion of Rochester Road and Rochester Terrace. Rochester Terrace properties had gardens that extended to

1875



Rochester Place. By 1890 the railways affected the development of the area. First came the North London Line, built on a massive brick viaduct above the southern end of Kentish Town in 1850. The branch that cuts through west Kentish Town up to Gospel Oak and Hampstead Heath followed in 1860, by which time the streets south of Prince of Wales Road and Rochester Road had been largely built-up.

In the latter half of the 19th century, as Kentish Town became fully urbanised, schools, public baths and churches were erected; sanitation and street lighting were improved; all the old inns were rebuilt

and new pubs were built in the new streets. Horse-drawn trams were introduced in the 1870s, replaced by electric trams around 1908, and the Northern Line was opened in 1907. Kentish Town Road became an important shopping centre. Most of the older houses along the road were converted or rebuilt as shops.



Rochester Road



OS Map

1894

CHARACTER AND APPEARANCE OF AREA

INTRODUCTION



The main impression of Rochester Conservation Area is its unity. The original composition of Rochester Conservation Area, in terms of street pattern and building form is still intact, although incremental changes to individual architectural features have occurred over the years. These changes have not greatly

affected the overall integrity or strong cohesive identity of the Conservation Area. Within this context there is a pleasing variety of detail as well as design.

Throughout the Conservation Area the contribution of the streetscape is significant and a feeling of elegance is captured through the architecture, the open expanse of Rochester Terrace Gardens, the relatively low height of buildings and the gaps between buildings giving glimpses to the rear back gardens. In nearly every view, large mature trees have a presence.



Rochester Road and Rochester Terrace are laid out in a loose west/south-east alignment, stretching in a gentle curve from Kentish Town Road in the west to Camden Road in the east. **Rochester Terrace Gardens** are sandwiched between Rochester Road and Rochester Terrace, forming an enclave of open space and a green lung in the dense urban environment of Kentish Town. It is designated as Public Open Space in the UDP and listed in the London Squares Preservation Act 1931. The gardens have been re-fenced with iron railings, painted black. They contain an abundance of vegetation and are lined with a variety of mature tree species. The boundary of the extensive gardens and playground is tapered to the west and is similar in shape to the blade of a knife, naturally following the undulations of land contours, which form Rochester Road to the north.

The gardens are intrinsic to the Conservation Area, providing an interesting focus and communal area for residents, while softening the surrounding urban environment. **Wilmot Place** closes Rochester Terrace Gardens to the south east and has been laid out in a north/south-west direction, stretching from Rochester Road in the north to St Pancras Way in the south. **Rochester Place** lies to the south-west of Rochester Terrace in the form of a mews.



MAIN BUILDING TYPES



Rochester Road, Rochester Terrace, Rochester Place and Wilmot Place were laid out in the 1840s. The 1841 census shows that the earliest house building began in Wilmot Place in 1846, followed by the development of housing in Rochester Road in 1848, and then in Rochester Terrace in the 1850's. The three streets comprise a mixture of two or three storey semi-detached villas, or terraces. Some have half basements and elevated ground floors. This architectural style, which began



during the Regency (1811-50) period, lasted until the middle of the 19th century, evolving from the late Georgian period. The execution of the Regency style was a lighter and less rigid interpretation of the principles of classicism. Although many of the Regency houses emulated the earlier Georgian style, the fundamental differences were in the use of decorative ironwork, the construction of half basements, the replacement of larger glazing panes on front windows and in the recurrent use of stucco in Regency period properties. The growing trend in the use of stucco in terraced developments and in complete blocks subordinated the individuality of each house to the overall design.

The scale and symmetry of buildings within the Conservation Area is relatively uniform and there is continuity in rooflines, building lines and in the formal fenestration contained within each block. While there is fluidity in the overall design and style of buildings, there are slight variations between villas in terms of individual architectural features, some of which are now lost. All of the villas are set back from the road and have small front gardens, usually enclosed by low brick walls, surmounted by black iron railings and punctuated by solid brick piers. The historic photo of Rochester Road (see page 7) shows the continuous line of low brick walls and railings. Some railings have now been replaced with hedges. Raised stuccoed walls, which have been painted white, have replaced other railings. Virtually all of the houses have painted white stuccoed ground floors with incised lines intended to simulate stone blocks, while the upper level has been constructed in yellow London stock brick. Windows are emphasised with stucco pediments or surrounds on ground and upper levels, and are typically timber sash painted white with two horizontal and two vertical glazing bars on each window. Many windows have other enrichments such as, attractive decorative ironwork and balconettes, or console supports on ground floor window pediments in two storey villas and on first or second floor window pediments in three storey villas. The original Regency and early Victorian front doors, were unadorned and simple, typically varying from four panelled doors with upper glazed vertical panels and rectangular fanlights in some properties, to the simpler two and four panelled timber doors with rectangular fanlight above. Entrances were given prominence and much attention. Recessed elevated front porches and porticoes with Roman Doric columns adorned in white painted stucco, emphasise and frame the front doors and add harmony and graceful continuity to the Conservation Area. In place of the plain brick parapet used during the Georgian period, a more elaborate cornice, expressing stronger parapet lines, was used. Many Regency houses had flat roofs covered in lead and were stacked with prominent chimneys constructed from brick and featuring ornamental clay pots in red or yellow. The chimney stacks are integral to the design of the Regency and early Victorian houses and are an important characteristic of the Conservation Area.

ROCHESTER ROAD

The western end of Rochester Road is relatively narrow, stretching for 75 metres before merging with Rochester Terrace, which branches off at an acute angle to the south. It runs in a gentle curve through to Camden Road, with the central section facing Rochester Terrace Gardens.



South

Nos. 48-55 is a terrace lining the south western end of Rochester Road. Nos. 21, 22 and 23 Rochester Terrace form part of this terraced development, which has half basements. The upper level is constructed in yellow stock brick and





Wilmot Place



No. 5 Rochester Terrace



Rochester Road



No. 6 Rochester Terrace

Character

the ground floors have painted white rusticated stucco. The front elevation of No.54 has been painted fully in white, significantly detracting from the general uniformity of the terrace. The terrace is set back from the road behind low stuccoed walls with surmounted iron railings, some of which are original, while hedges and raised stuccoed walls



have replaced the original iron railings, in other properties. The small front gardens contain shrubs, hedges and trees. Upper windows have three vertical and two horizontal glazing bars and are timber sash with stuccoed cornices or hooded pediments with console supports. Many of the original pediments in upper windows are missing and the brickwork above the windows has been rendered and painted white, detracting from the properties, which originally would have appeared as a continuous terrace. Similarly, ground floor windows are timber sash with three vertical and two horizontal glazing bars on each window. The arrangement of glazing bars on different properties

varies from box sash windows with narrow margin lights placed at either side, to the Georgian style box sash windows with lights of equal proportion. However, the original glass panes used during the Regency period tended to be larger than Georgian panes and frequently had narrow margin lights placed at either side of the central glass pane. This suggests that certain windows, while not detracting from the overall appearance of the terrace, have nevertheless been replaced by earlier Georgian style windows. To the rear of the terrace the main architectural features include; scattered fenestration in order to serve the staircase landing, closet wings, which appear to be original, and the butterfly roof form, which is not visible from the front of the terrace as it is concealed behind the front parapet walls. The parapets fronting the terrace have a decorative stuccoed feature emphasised by strong horizontal bands. This feature unfortunately, has been lost in some properties, detracting from the continuity and overall appearance of the terrace. Further east towards Nos. 56-59, the lock-up garages detract from the setting of the villa style properties and from the general character of the Conservation Area. The traditional lamp columns, in Victorian style, with modern luminaries make a significant contribution to the Conservation Area's overall historic townscape quality and distinctive appearance.



North

The Greek Orthodox Church (Church of St Andrew, known originally as St Barnabus Church) is situated at the junction of Kentish Town Road/Rochester Road, forming a gateway on the west side of the Conservation Area. The Church, by Ewan Christian (Listed Grade II), was built in 1884-5, in 13th century Gothic style with late 20th century Byzantine



style painting to roofs and nave arcades. Built in stock brick with stone dressings and thin red brick bands, St Andrew's Church was redecorated in 1900 and then again in the late 20th century. The pitched roof is slated with red tile cresting and stepped brick eaves cornice to nave and aisles of almost the same height. The front elevation faces west and has a coped gable with horizontal stone blocks and a central pointed arch entrance. St Andrew's Greek School is located in-between St Andrew's Greek Church and Nos. 45 & 44 Rochester Road (north). An early Victorian/Regency block of four properties, in which Nos 45 & 44 still form part, formerly occupied the site.

At the western end of the road Nos. 45-36 were originally built in three blocks of four and are three storeys each in height. Their grand appearance was reinforced through the deliberate design of grouping them to resemble one large villa. Nos. 45&44 form one block, Nos.43,42,41&40 form the second block and Nos. 39, 38, 37&36 form the third block. Entrance wings located on either side of each block link the large terraces. These blocks were constructed in yellow stock brick and were decorated with stucco plasterwork at ground floor level, which had the finished appearance of stonework. However, virtually all of upper level brick work on the front elevation, in all of the properties, has been rendered and painted white, cream or in a pastel shade. The exception is No.45. On upper floors each property contains two large windows with large central glazing panes and narrow margin lights placed at either side. To the detriment of





the Conservation Area many of properties within this group have incurred piecemeal alterations and unsympathetic painting over the years and have as a consequence lost many of their original characteristics. In particular front roof dormers at Nos. 42, 41 and 38 disrupt the roofline and symmetry of the blocks by their visual prominence, scale and bulk. The original low brick walls with surmounted iron railings defining the front boundary of the property have largely been replaced or altered and this has detracted from the setting of these buildings. Small hedges have replaced iron railings in some properties while raised brick or stuccoed walls have replaced railings in other properties. The exception is No.42 where the iron railings fronting the property appear to be original. Elaborate iron balconies on first floor level windows remain largely intact on Nos. 39-36 and No.44. Originally, all of these properties would have had identical architectural elements and key design features.



Nos. 34 and 35 were built as one block containing three properties, three storeys, an elevated ground floor and half basements. This block is similar in scale and style to Nos. 39-36 and is connected to the east elevation of No.36 by an entrance wing. The main features include; first floor window pediments with console supports and corbels; horizontal string courses above ground floor level decorated with stucco plasterwork, tall brick gate piers and raised ground floors with steps leading to decorated recessed porches containing Roman Doric pilasters (No.35). No.33 has been replaced with an unsympathetic 1950's in-fill development. The design and form of this building detracts from the character of the Conservation Area.



Nos. 23-32, form five blocks, which are grouped in pairs. The buildings consist of two storey semi-detached villas with half basements and elevated ground floors. Entrance wings connect the villas at basement level, which have a rusticated stuccoed finish. The buildings are uniform in character and principal elevations are flat with pairs of sash windows defining the upper floor level. The original roof form is hidden from view by strong linear parapets emphasised by decorative horizontal cornice mouldings. Low brick walls with gate piers bound each pair of villas. Front gardens are small and are planted with trees, shrubs and hedges. The wall strings of exterior ground floor stairs are decorated with stucco and lead to porticoes with Roman Doric columns, similarly decorated in stucco, which unifies the properties. Lower windows are decorated with pediments and console supports, while upper windows have stucco surrounds. The original balustrades still remain in many of the properties. Some architectural elements such as parapets, balustrades, front railings and capitals on pilasters, have been removed and there have also been some inappropriate alterations, such as full-width roof extensions and replacement windows.

Nos.17-22 is a post war development of three storey flats constructed in brick with a horizontal emphasis and overhanging eaves to the pitched roof. The building is in scale with its surroundings and is considered a neutral element.

Nos. 11-13 is a three storey terrace constructed between 1846-1856. The terrace has half basements and elevated ground floors leading to porticoes. During the Georgian period, terraces





Rochester Road



Rochester Road



Rochester Road



Rochester Road



Wilmot Place

Character

had their own hierarchy, with the centre or mid terrace the most desirable, followed by the end blocks. The hierarchical approach carried on during the Regency and early Victorian period and is seen in this terrace by the prominence of a central projecting façade at No.12. The horizontal design, accentuates the importance of the mid terrace. This hierarchical approach is also illustrated vertically in the individual terrace house. From the outside the first floor is given the most emphasis with larger windows and more decorative detail, then the ground floor, followed by the second floors. The basement was given less prominence and was often half-hidden by area railings, although these have been lost and replaced with hedges in Nos.11 -13.



Nos. 1-10 contain two pairs of semi-detached villas and two terraces containing three villas in each terrace. The properties are similar in style to each other and have elevated ground floors. Some have projecting facades and chamfered quoins. Other details include; decorative ironwork on ground and upper floor windows (Nos.1-3, 6-8, 9&10) tripartite windows on ground floor level (Nos.1-3), hooded cornices (Nos. 1-3, Nos.6-8) and console supports (Nos. 1-3, No.8). Nos 9&10, however, have undergone considerable alterations.

ROCHESTER TERRACE

Rochester Terrace forms the south side to Rochester Terrace Gardens and is a straight street with houses set back behind front gardens.



Nos.1-15 comprises three storey (Nos.1-4, Nos.5&6, Nos.7&8, Nos. 9&10, No.12 and Nos.13&14) and two storey (Nos.15&16 and Nos.18&19) semi-detached villas, some with elevated floors and half basements.

Nos. 5& 6 is a semi-detached classical Italianate style villa, built in mid Victorian period (1851-75) and is the only building of this style in the Conservation Area. The property has three storeys, an elevated ground floor and half basements. The ground floor has a rusticated stuccoed finish imitating stone and the upper floor has a smooth stuccoed finish with a horizontal string course. The shallow roof is partly concealed with a decorated parapet and overhanging eaves. To reinforce its appearance of grandeur, it is detailed to resemble one large villa. The front elevation has a central projecting façade with four bays in each level and recessed subsidiary side wings, with one arched headed bay on upper levels and a portico at ground level. Other features include decorative ironwork on first floor window cills, cornices with decorative console supports, arcaded windows on upper floor side wings and low brick walls with gate piers.

No. 9 is a three-storey semi detached villa with an elevated ground floor, which has a rusticated stuccoed finish leading to a portico entrance. The property also has decorative railings to ground floor window cills. The first floor

level has two bays with pediments and console supports. The parapet is plain, concealing the hipped roof. Organ Builder, Henry Willis, referred to as 'Father' Willis, lived in No 9 Rochester Terrace during the 1850's. His work involved building and installing organs at Gloucester Cathedral and Crystal Palace amongst many. However, his masterpiece is the organ he built and installed in St Paul's Cathedral in 1891.

Nos. 11&19 were bombed in the war and have been replaced by 1950's 'Festival of Britain' style brick blocks. These buildings pick up on the style of surrounding properties and feature; modern decorative iron detail on ground floor windows (No.19) and on first floor level windows (No.11). However, in common with No.33 Rochester Road, these buildings are out of character with their neighbouring properties. The design and form of these buildings detract from the character of Rochester Terrace and have a negative impact on the Conservation Area.

ROCHESTER PLACE

The street opens in a gentle curve off Rochester Road and lies south of Rochester Terrace rear gardens. Rochester Place is characterised by low mews type buildings, originally built from the 1870s to serve the properties in Rochester Terrace. The street provides an interesting contrast to the wide roads and villa style properties that dominate the Conservation Area. The narrow street is paved in rectangular granite sets and is characterised by small-scale intimate development, containing a mix of light industrial and residential uses. Early development of Rochester Place began after 1870, limited to a few properties. Later sporadic development began after 1932 and has continued until the present day. The street therefore encompasses a wide range of architectural styles, dating from 1870-1990. In common with traditional Mews development, the earliest buildings in Rochester Place have a limited number of architectural elements and detail and are generally uniform in plot width and in construction. All buildings spring from the narrow footway without physical front boundaries and vary in scale, but generally, are between one and two storeys high. Typical architectural features of the Mews style properties include: coachhouse style front doors with



window base panel in matching timber board construction (Nos. 54, 60, 62 & 64); box windows with guaged arch heads and stone cills (Nos. 54, 62, 66); shallow pitch slate or tile clad roofs (Nos. 52, 54, 60, 62) and timber gates on upper floor levels (Nos. 64). Originally, No. 66 would also have had timber gates; however, alterations to this building have since taken place. Nos.42 & 44 Rochester Place is divided into two interlocking houses, both by David Wild. No.44 Rochester Place was built in 1980-5. The height and pale render reflect the neighbouring properties, but the frontage is modern, worth study for its skilful handling of different planes. The property contains a recessed entrance below a large first-floor living room and a top-floor studio hidden behind a large balcony.



Inside, the concrete columns defining the three-bay depth reveal the structure, and the space is handled in a free Corbusian manner, with three low storeys, wrapped around a central hearth and glass-walled staircase. No.42 Rochester Place, 1986-9, is simpler in design internally, but is built in the same spirit.



WILMOT PLACE

Facing Rochester Terrace Gardens at its northern end this street has a group of distinctive properties seen across the park. Nos. 4-5 & 6-15 form the earliest development in the Conservation Area which began in Wilmot Place in 1846. Nos. 6-15 are five pairs of semi-detached houses with pediments over central bays. Nos. 6 & 7 have a pair of tripartite windows with hooded cornices and console supports on a central projecting façade. The ground floor has a rusticated stuccoed effect and recessed front entrance. Nos 8-11 have a slightly recessed central façade and projecting side entrances. The central bays have pediments and decorative iron detail. Nos.12-15 have a flush façade, recessed front entrance and central tripartite windows on three levels, the first floor level has decorative iron detail. Nos. 4-5 situated to the west of Wilmot Place are more modest properties built during the same period and have one central bay on each level with pediments and decorative iron detail on first floor level. The ground floor also has a rusticated stuccoed effect and a small recessed front entrance to the side of the central bays. The building is set behind low stuccoed walls surmounted by black iron railings and punctuated by tall stuccoed gate piers. The small front gardens in all of the properties contain a variety of shrubs and plants.

AUDIT

ROCHESTER CONSERVATION AREA

LISTED BUILDINGS

Details and photographs of the listed buildings are available on the Camden web-site; www.camden.gov.uk/planning/listed

Kentish Town Road: Greek Orthodox Church (Church of St Andrew - described in listing as Church of St Barnabus) (Grade II) Ewan Christian 1884-5



BUILDINGS WHICH MAKE A POSITIVE CONTRIBUTION

The distinct quality of Rochester is that it largely retains its homogenous mid 19th century architectural character. For this reason, most of the buildings make a positive contribution to the character and appearance of the Conservation Area and the general presumption should therefore be in favour of retaining such buildings. Although not listed, the Government requires that proposals to demolish these buildings should be assessed against the same broad criteria as proposals to demolish listed buildings (PPG 15, paragraphs 3.16 - 3.19).

Rochester Road: Nos.1-3, 4& 5, 6-8, 9&10, 11-13, 14 &15, 16, 23&24, 25&26, 27&28, 29& 30, 31& 32, 33-45 (north). Nos.48-55 (south)

Rochester Terrace: Nos. 1& 2, 3&4, 5&6, 7&8, 9&10, 12, 13&14, 15&16, 17&18, 20, 21-23

Wilmot Place: Nos. 6&7, 8&9, 10&11, 12&13, 14&15

Rochester Place: Nos. 42-44, 48, 50, 52, 54, 60, 62, 64, 66,



■ Listed buildings ■ Buildings which make a positive contribution



BUILDINGS OR FEATURES WHICH DETRACT FROM THE CHARACTER OF THE AREA

Inevitably there are buildings that detract from the character and appearance of the Conservation Area. This may be due to a building's scale, materials and/or relationship to the street. These buildings may be considered for redevelopment if the replacement would positively enhance the Conservation Area. Some buildings contribute to the character of the area but have inappropriate alterations and extensions whose removal/replacement would enhance the area. There are also structures and elements of streetscape that impinge on the character and quality of the Conservation Area.

Rochester Road: No. 45 Rochester Road has been marred by inappropriate replacement windows and garden wall.

Nos. 24, 38, 41 and 42 have dormer windows, (No. 24 has a full width dormer and large party wall) although set back from the parapet, they nevertheless have an adverse affect on the roofscape.

The facades of Nos.34-44 have a smooth rendered finish, which have uncharacteristically painted in various finishes, marring the original brickwork underneath.

No.33 is a post war infill development.

Nos. 31 has had its original windows replaced with mock Georgian style box windows, the detail above the window pediment is out of character with the building.

Nos. 48, 49, 56, 57, 58 and 59, have had part of their parapet removed, detracting from the appearance of the properties.

The lock up garages between Nos. 56 Rochester Road and No.6 Wilmot Place detract from the setting of the surrounding buildings.

Rochester Terrace: No. 11 & 19 are post war infill developments.

No.4 has lost its front boundary and has forecourt parking that detracts from the frontage.

Wilmot Place: Nos. 6 and 7 have inappropriately designed front boundary walls, which detract from the setting of the surrounding properties.

Rochester Place: The rear extension of No.4 Wilmot Place faces Rochester Place and has a large mansard roof , which is out of character with the style of buildings in the street.

Nos. 36-38 is a bold structure, which forms a hard and featureless façade. The bulk, massing and form of its elevation has a detrimental impact on the street.

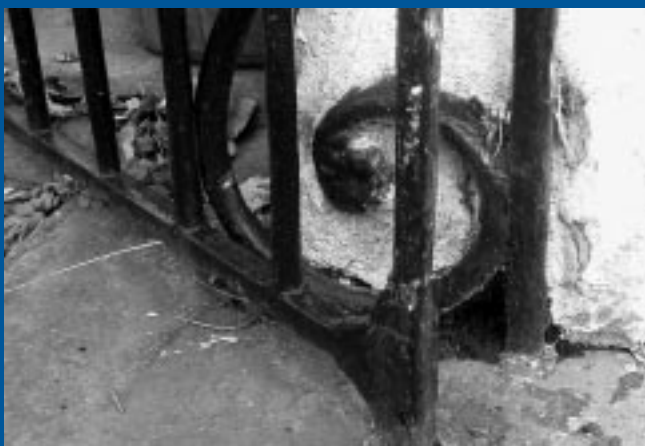
Nos. 64 and 66 have a white painted finish, which marring the original brickwork.

IMPORTANT VIEWS

Views towards the Rochester Terrace Gardens from west end of Rochester Road



Streetscape



Streetscape

STREETSCAPE AUDIT



The character and the appearance of the Conservation Area is not solely a function of its buildings. Elements within the public realm, such as original pavement materials, boundary walls, railings and particularly in the case of Rochester -, vegetation, contribute greatly to the area's quality, character and appearance.

The streets and public spaces of the Rochester Conservation Area therefore make a significant contribution to its overall townscape quality. There are many historic features, original materials and details that help sustain the areas distinctive appearance. Materials and features, which enhance the Conservation Area, include:

General	Granite kerbs, granite channels and York Stone pavements. Small gardens with mature vegetation, low brick walls and cast-iron railings.
Rochester Place	Granite sett surfacing, channels and kerbs. Rectangular cast-iron obelisk bollards.
Rochester Road	Trees and cast-iron bollards at junction with Rochester Terrace. Six traditional lamp columns with modern luminaires. Columns inscribed Borough of St Pancras and have over painted shields bearing the inscription "CONSTANS JUSTITLAN L'ONIT". Three pseudo traditional lamp columns and luminaires. Traditional base adjacent to column at junction of Rochester Mews. Cast-iron railings and mature trees to Rochester Terrace Gardens.
Rochester Terrace	Granite channels and kerbs and York Stone pavement. Cast-iron railings and mature trees to Rochester Gardens. Trees and cast iron bollards at junction of Rochester Road. Pseudo traditional lamp columns and luminaires.
Wilmot Place	Cast-iron railings to front boundaries. Mature trees lining east and west side of street. Granite channels and York Stone pavements. Pseudo traditional lamp columns and luminaires.

CURRENT ISSUES

The Rochester Conservation Area has retained much of its original character and appearance, although there is constant development pressure associated with residential alterations and extensions. The Council supports good new design, where the quality of development enhances the Conservation Area. However, not all development has been successful in contributing to the character of the Conservation Area, some has had a neutral effect.

The issues include:

Design

Where development detracts from the character and appearance of the Conservation Area, it is often through lack of respect for historic context, and the following themes recur:

- use of inappropriate materials
- inappropriate bulk, massing and/or height

Character Erosion

There has been a gradual erosion of many elements that contribute to the character and appearance of the Conservation Area, especially to residential properties. This sometimes occurs through permitted development rights and permissions including:



- alteration and addition to roofs and parapet walls
- alteration to or replacement of windows, porches, doors, and other features
- loss of traditional railings or gateposts
- car parking within front gardens
- loss of garden walls
- loss of original features
- inappropriate extensions
- inappropriate painting of brickwork, walls or fences.

Opportunity Sites

There are not considered to be any opportunity sites within the Conservation Area.

Streetscape

There are several features that detract from the Conservation Area, and these should be removed or replaced as the opportunities arise, including:

- the redundant base of a traditional column at the intersection of Rochester Road and Rochester Mews
- the modern lights on Rochester Road
- the use of concrete block paving (buff on street corners and red by Rochester Terrace Gardens)

If the opportunity arises for further streetscape enhancements they should be made in accordance with the Council's Streetscape Design manual for Camden that identifies an overall image for the Borough.

There is also a threat to streetscape from the increased demand for telecommunications equipment.

GUIDELINES

Designation of a conservation area gives the Council greater power to control and manage change. It is not, however, intended to prevent all new development. Some development to single family dwellings does not require permission from the Council under the Town and Country Planning (General Permitted Development) Order 1995 (GDPO) such as small extensions and changes to windows not in the roof. This is known as permitted development. The majority of works within the conservation area will require planning permission, and/or conservation area consent, and it is therefore advisable to check with the Planning Division whether permission is needed at an early stage of proposals.

The Borough's Principal Planning Policy document is the Unitary Development Plan (UDP) adopted in March 2000 and supported by Supplementary Planning Guidance (SPG). This Statement forms part of the SPG and should be read with the policies of the UDP and further guidance contained within the SPG.

Within conservation areas the Council has certain additional duties and powers in relation to the conservation of the built environment, and the UDP Environment Chapter sets out the Council's policies and general approach. In this context UDP Policy EN31 states "The Council will seek to ensure that development in conservation areas preserves or enhances their special character or appearance, and is of high quality in terms of design, materials and execution. Applicants will be expected to provide sufficient information about the proposed development and its immediate setting to enable the Council to assess the potential effect of the proposal on the character or appearance of the conservation area."

A further guidance leaflet giving general advice on works and applications in conservation areas is available from the Council, and additional guidance relating to specific problems within the Conservation Area may be produced from time-to-time for inclusion within this statement.

BASEMENTS

R1 Extending into basement areas will only be acceptable where it would not involve harm to the character of the building or its setting.

DEMOLITION

R2 Within the Conservation Area total or substantial demolition of a building will require conservation area consent.

R3 The Council will seek the retention of those buildings, which are considered to make a positive contribution to the character or appearance of the Conservation Area, and will only grant consent for demolition where it can be shown that the building detracts from the character of the area. Consent will not be granted for demolition unless a redevelopment scheme has been approved which will preserve or enhance the Conservation Area (see UDP Policy EN32 and SPG Demolition Guidelines).

R4 All applications should show clearly the extent of demolition works proposed.

R5 The demolition of listed buildings will be resisted and the Council will seek to ensure that they are adequately maintained and in beneficial use.

R6 The removal of streetscape features which make a positive contribution to the character and appearance of the Conservation Area will be resisted.

ESTATE AGENT'S BOARDS

- R7 A profusion of estate agent's boards can have a detrimental impact upon the environment in terms of visual clutter. Only one advertisement, of specified dimensions and height, per property to be sold or let has deemed consent under the Town & Country Planning (Control of Advertisements) Regulations 1992 (as amended). Applications to exceed the deemed consent level will usually be refused by Camden. The Council will, where appropriate, use its powers to prosecute agents who display boards illegally. For more information see SPG.

FRONT GARDENS AND BOUNDARIES

- R8 Alterations to the front boundaries between the pavement and houses can dramatically affect and harm the character of the Conservation Area. The original features of the boundary vary but are predominantly formed by traditional iron railings, in some cases mounted on low walls. Proposals should respect the original style of boundary and these should generally be retained and reinstated where lost. Particular care should be taken to preserve the green character of the Conservation Area. The walls alongside the road and within properties add to the attractive appearance of the front gardens and architectural settings of the 19th century buildings. The loss of front boundaries where it has occurred detracts from the appearance of the front garden by reducing the area for vegetation in this urban residential area. Furthermore, the removal of walls, railings and the paving of front gardens to provide parking space for cars adversely affects the setting of the building and the general street/scene. The Council will resist any further loss of front boundary walls and railings, and conversion of front gardens into hardstanding parking areas.

LISTED BUILDINGS

- R9 Under Section 7 of the Planning (Listed Buildings & Conservation Areas) Act 1990, listed building consent is required for demolition of a listed building, and for any works of alteration or extension which would affect its character as a building of special architectural or historic interest. Even cleaning or repainting a facade may require listed building consent. The requirement for listed building consent is distinct from the need for planning permission and 'permitted development' rights do not apply to listed building consent. Listed building consent is not normally required for maintenance and like-for-like repairs, but if repairs result in a significant loss of historic fabric or change to the appearance of the building, consent would be required.
- R10 Works to be carried out, as a matter of urgency would require listed building consent just as in any other case, even if the works are required by dangerous structures or any other legal notice.
- R11 It is an offence to carry out or ask for unauthorised works to be carried out to a listed building and the penalty can be severe - an unlimited fine or up to 12 months imprisonment, or both.
- R12 Advice on whether listed building consent is needed for works to listed buildings is available from the Conservation and Urban Design Team. The Council's principal development policies relating to listed buildings are contained in the UDP Policies EN38-EN40.
- R13 Additional guidance is included in Supplementary Planning Guidance and in the Government's Planning Policy Guidance Note 15 - Planning and the Historic Environment. A separate Council leaflet is available on listed buildings.

MATERIALS AND MAINTENANCE

- R14 In all cases, existing/original architectural features and detailing characteristic of the Conservation Area should be retained and kept in good repair, and only be replaced when there is no alternative, or to enhance the appearance of the building through the restoration of missing features. Original detailing such as door/window pediments and finials, porches, ironwork (window cills, railings), timber framed sash windows, casement windows, doors, tiled footpaths, roof tiles, decorative brickwork, bargeboards, stained glass, boundary walls and piers, where retained add to the visual interest of properties. Where details have been removed in the past, replacement with suitable copies will be encouraged.
- R15 The choice of materials in new work will be most important and will be the subject of control by the Council. Original, traditional materials should be retained wherever possible and repaired if necessary. Generally routine and regular maintenance such as unblocking of gutters and rainwater pipes, the repair of damaged pointing, and the painting and repair of wood and metal work will prolong the life of a building and prevent unnecessary decay and damage. Where replacement is the only possible option, materials should be chosen to closely match the original. Generally the use of the original (or as similar as possible) natural materials will be required, and the use of materials such as concrete roof tiles, artificial slate and PVCu windows would not be acceptable.
- R16 Original brickwork should not be painted, rendered or clad unless this was the original treatment. Such new work, whilst seldom necessary, can have an unfortunate and undesirable effect on the appearance of the building and Conservation Area, which may lead to long term structural and decorative damage, and may be extremely difficult (if not impossible) to reverse once completed. Re-pointing should match the original mix and profile as it can drastically alter the appearance of a building (especially when 'fine gauge' brickwork is present), and may be difficult to reverse.
- R17 Where replacement materials are to be used it is advisable to consult with the Council's Conservation & Urban Design Team, to ensure appropriate choice and use.

NEW DEVELOPMENT

- R18 The Unitary Development Plan (UDP) provides the context and guidance for proposals for new development in terms of the appropriate land uses and other matters such as density and parking standards. New development should be seen as an opportunity to enhance the Conservation Area. All development should respect existing features such as building lines, roof lines, elevational design, and where appropriate, architectural characteristics, detailing, profile, and materials of adjoining buildings. Proposals should be guided by the UDP in terms of appropriate uses.

REAR EXTENSIONS/CONSERVATORIES

- R19 Planning permission is usually required for the erection of a rear extension or conservatory. However, modest single storey extensions to a single-family dwelling may be exempt from permission under the General Permitted Development Order 1995 depending on the proposed volume and height. It is advisable to consult the Planning Service to confirm if this is the case.
- R20 Extensions and conservatories can alter the balance and harmony of a property or of a group of properties by insensitive scale, design or inappropriate materials. Some rear extensions, although not widely visible, so adversely affect the architectural integrity of the building to which they are attached, that the character of the Conservation Area is prejudiced. Rear extensions should be as unobtrusive as possible and should not adversely affect the character of the building or the Conservation Area. In most cases such extensions should be no more than one storey in height, but its general affect on neighbouring properties and Conservation Area will be the basis of its suitability.

- R21 Extensions should be in harmony with the original form and character of the house and the historic pattern of extensions within the terrace or group of buildings. The acceptability of larger extensions depends on the particular site and circumstances.
- R22 Rear extensions will not be acceptable where they would spoil an uniformed rear elevation of an unspoilt terrace or group of buildings; or would encroach significantly on the rear garden space; or harm public views of rear garden/spaces.
- R23 Conservatories, as with extensions, should be small in scale and subordinate to the original building and at ground floor level only. The design, scale and materials should be sensitive to the special qualities of the property and not undermine the features of the original building. Conservatories at high level will not be permitted.

ROOF EXTENSIONS

- R24 Planning permission is required for alterations to the roof, at the front, rear and side within the Conservation Area. Some alterations at roof level including the side and rear have had a harmful impact on the Conservation Area. Because of the varied design of roofs in the Conservation Area it will be necessary to assess proposals on an individual basis with regard to the design of the building, the adjoining properties and the streetscape. Where the principal of an extension is acceptable they should respect the integrity of the existing roof form and existing original details should be precisely matched. Roof extensions are unlikely to be acceptable where:
- It would be detrimental to the form and character of the existing building
 - The property forms part of a group or terrace which remains largely, but not necessarily completely, unimpaired
 - The property forms part of a symmetrical composition, the balance of which would be upset
 - The roof is prominent, particularly in long views building is higher than many of its surrounding neighbours. Any further roof extensions are therefore likely to be unacceptably prominent.
- R25 Mansard additions and other forms of roof extension, which fundamentally change the roof form, are uncharacteristic of the Conservation Area. The introduction of roof addition of this nature is unlikely to be acceptable due to the adverse affect on the skyline and surrounding streetscene.
- R26 Further dormers or 'velux' type windows at the rear will normally be allowed if sensitively designed in relation to the building and other adjacent roofs. Dormers at the front and the side will not be allowed where a cluster of roofs remain largely, but not necessarily completely, unimpaired.
- R27 Generally the roofs have a shallow pitch and therefore the scale and position of the dormer in the roof slope should respect the ridge and hip lines and general proportions of the building.
- R28 The retention or reinstatement of any architecturally interesting features and characteristic decorative elements such as parapets, cornices and chimney stacks and pots will be encouraged.

SATELLITE DISHES

- R29 Dishes are not normally acceptable where they are positioned on the main façade of a building or in a prominent position easily seen from the street. The smallest practical size should be chosen with the dish kept to the rear of the property, below the ridge line and out of sight if at roof level. Planning permission may be required. Advice from the Conservation and Urban Design Team should be sought before undertaking such works.

SIDE EXTENSIONS

- R30 Planning permission may be required for the erection of side extensions. Most single storey side extensions to single family dwellings may be exempt from permission under the General Permitted Development Order 1995 depending on the proposed volume and height and location. It is advisable to consult the Planning Service to confirm if this is the case.
- R31 The Conservation Area is characterised by significant and well-preserved gaps at the end of terraces or between buildings providing views through to rear mature gardens. Normally the infilling of these gaps will be resisted where an important gap is compromised or the symmetry of the composition of a building would be impaired. Where side extensions would not result in the loss of an important gap they should be single storey and set back from the front building line.

STRATEGIC VIEWS

- R32 One of the designated Strategic Views crosses through the Conservation Area:
Strategic View 3 Parliament Hill to St Paul's: the strategic viewing corridor and the wider setting consultation area.

These views are of national importance and the Council will seek to ensure development proposals in the Conservation Area do not obstruct or mar these views. Further information on the height limitations can be obtained from the Council's Conservation & Urban Design Team.

TREES AND LANDSCAPING DESIGN

- R33 Any person wishing to do works to a tree, such as pruning or felling, must give the Council six weeks notice of the works before it is carried out. If a tree is subject to a Tree Preservation Order the Council has eight weeks to process the application. Further advice is available from the Tree Officer on 020 7974 5616. The Council will consider the removal of existing trees only where necessary for safety or maintenance purposes or as part of a replanting/nature conservation programme. A separate Council leaflet on trees is available.
- R34 All trees which contribute to the character or appearance of the Conservation Area should be retained and protected. Developers will be expected to incorporate any new trees sensitively into the design of any development and demonstrate that no trees will be lost or damaged before, during or after development. BS 5837:1991 shall be taken as the minimum required standard for protection of trees.
- R35 All new development should have a high standard of external space (landscape) design, which should respect the character and appearance of the Conservation Area.
- R36 Applications for development should take into account the possible impact on trees and other vegetation, and state clearly whether any damage/removal is likely and what protective measures are to be taken to ensure against damage during and after work. BS 5837:1991 shall be taken as the minimum required standard for protection of trees. All trees within 10 metres of a development proposal should be clearly identified. This also applies to underground development.

ACKNOWLEDGEMENTS

The consultation draft was produced by the consultants Building Design Partnership who provided the initial analysis of the area. Their work formed the basis of the Statement that was revised, following local consultation, by the Conservation and Urban Design Team. Several photographs taken by BDP have been reproduced in the Statement with their permission.

We would like to thank the Camden Local Studies and Archives Centre for their help in the preparation of the statement and to local residents and groups who contributed their views during consultation.

FOR FURTHER INFORMATION CONTACT

Conservation & Urban Design Team
London Borough of Camden
Environment Department
Town Hall Extension
Argyle Street
London WC1H 8ND

Telephone: 020 7974 1944
email: conservation@camden.gov.uk

Camden's Planning Service is on-line. You can visit the website at www.camden.gov.uk/planning

Duty Planner: 020 7974 1911

USEFUL CONTACTS

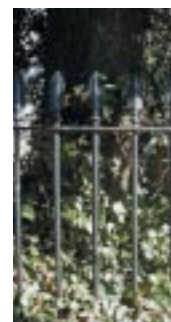
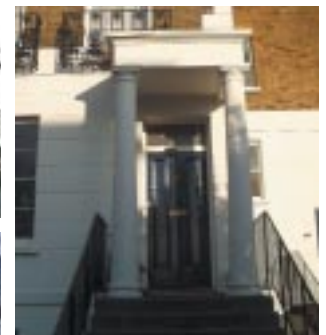
English Heritage
23 Savile Row
London W1S 2ET
www.english-heritage.org.uk

The South Kentish Town Conservation Area Advisory Committee was formed in January 2003 and covers four Conservation Areas; Rochester, Inkerman, Jeffrey's Street, Kelly Street.

The South Kentish Town Conservation Area Advisory Committee and other local groups can be contacted via CINDEX which is available through Camden Libraries, Camden Information Point and by direct access at <http://cindex.camden.gov.uk>

The Office of the Deputy Prime Minister, responsible for regional and local government. www.odpm.gov.uk

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