

DESIGN AND ACCESS STATEMENT
15 Rochester Square London NW1 9SA

Client

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06.06.13

The aim of the project is to return 15 Rochester Square, which lies within the Camden Square Conservation Area, into an elegant family house, respecting and enhancing its original features.

The site, located on the corner of Rochester Square and Stratford Villas, contains a three-storey dwelling with an inhabited attic. The Camden Square Conservation Area Appraisal and Management Strategy notes that 15 Rochester Square is a building that makes a positive contribution to the Conservation area within which it is located.

The house is a mixed stock brick dwelling with plain stucco to the ground floor storey and stucco moulding to the windows of the Rochester Square (front) elevation (fig 1). The original sash windows are still in place with the exception of a new opening to the first floor rear elevation where an original opening has been filled in and replaced with a much smaller window (fig 3). The original slate roof has been replaced with interlocking concrete tiles. A rather strangely configured dormer window with a sloping rooflight has been added to the rear, and a rooflight to the front of the house. The front parapet wall has been rebuilt with flimsy blockwork painted gloss black with lightweight, seemingly plastic-coated railings in what can only be described as a doily pattern (fig 1). The main entrance is from Rochester Square up a flight of 14 steps to the first floor (fig 1).

The arrangement of the windows on the Stratford Villas elevation (the house's side elevation and at the same time a street elevation) is pragmatic rather than aesthetic – the windows are positioned to illuminate the stairs rather than to create a considered composition, unlike those of the front and rear elevations.

The narrow passage between the side wall of the house and the garden wall to Stratford Villas has been roofed over with polycarbonate sheeting on timber battens, with a protruding black plastic gutter, with white-painted timber end walls. The long garden wall to this elevation is in need of repair and possibly partial rebuilding. There is an additional entrance, again from Rochester Square, through a door in the timber side wall into the passage and through a side door to the house itself (fig 2).

At the bottom of the 14 metre long garden is a dilapidated asbestos-sheet shed, almost but not entirely invisible from the street.

The design proposals acknowledge the existing elegant features of the house and seek to enhance them, taking into consideration Camden's LDF and policies CS14 (promoting high quality places and conserving our heritage), DP24 (securing high quality design), DP25 (conserving Camden's heritage), CS5 (managing the impact of growth and development), DP26 (managing the impact of development on occupiers and neighbours), CPG1 (design), CPG6 (amenity) and Camden Square Conservation Area Appraisal and Management Strategy (2011).

SITE PHOTOGRAPHS



fig 1. Front elevation, Rochester Square
30.07.13



fig 2. Side elevation, Stratford Villas
06.06.13



fig 3. Rear elevation seen from Stratford Villas
02.04.13



fig 4. View from Stratford Villas along Rochester Square
06.06.13



fig 5. View along Stratford Villas
06.06.13



fig 6. Stratford Villas directly opposite 15 Rochester Square
06.06.13

REFURBISHMENT

In accordance particularly with DP 25 and CS14 it is proposed to carry out the following works to the building:



1



2

Refurbishment of existing fenestration (1) and stucco (also restoring features such as panelling around windows (2) and curved stairs internally).



5

Replacement of existing polycarbonate sheeting to the side extension (5) with a carefully detailed, high-quality double-glazed roof.



3

A new hipped roof to match the profile of the existing with the existing roof covering of interlocking concrete tiles (3) replaced by real grey-blue slates.



6

Refurbishment of existing parapet wall (6) to Rochester Square and Stratford Villas, rendering and painting the existing black blockwork to match existing stucco work and replacement of existing unsightly aluminium railings with plain iron railings.



4

Refurbishment or rebuilding of existing garden wall (4) to Stratford Villas with bricks to match the existing.



7

Demolition of existing asbestos-sheet shed (7), an eyesore partially visible from the street, and replacement by a new garden room or garage, built with appropriate building materials, at a later date.

PROPOSED FENESTRATION 1



dormer on no 16 of existing front elevation



dormers on existing rear elevation

Photos 06.06.13

The following fenestration is proposed to the front and rear elevations, in accordance particularly with CPG1 and DP24:

1. New dormer to front elevation. (Drawing nos: 00-09 and 01-09)
2. New dormer window to rear elevation to replace existing, awkward rear dormer with its projecting sloped rooflight. (Drawing nos: 00-10 and 01-10)
3. It is proposed either to replace the two small windows to the rear and side elevations with new ones of the same construction or to substitute the existing patterned glazing with plain frosted glass.(see following page)

PROPOSED FENESTRATION 2



4. New flush rooflight to Stratford Villas elevation. (Drawing nos: 00-02, 01-02, 00-11 and 01-11)

5. New sash window to attic stair to match existing sash window to this elevation. (Drawings as above)

6. New glazed roof to side passage to replace existing. (Drawings as above)

7. It is proposed either to replace the two small windows to the rear and side elevations with new ones of the same construction or to substitute the existing patterned glazing with plain frosted glass. (Drawings as above)