

**JV ARCHITECTS**  
**Garden Studios**  
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Our Ref.: JV / St. A / 13KP-1H.  
Date: 27<sup>th</sup> January 2015

**HERITAGE STATEMENT**

DEVELOPMENT AT: **St. Andrews House, 46 Rochester Road, London, NW1 9JJ.**

**Re.:                    Redeveloping the Second Floor at St. Andrews House,  
46 Rochester Road, London, NW1 9JJ.  
Change of USE of the two community flats to create  
Two Self-Contained Flats at Second Floor Level.**

The project under design is at St. Andrews House, 46 Rochester Road, London, NW1 9JJ.

Description:            St. Andrews House: 46 Rochester Road, London, NW1 9JJ is a three storey building of mixed use – community and residential. It is located in the Greek Orthodox Community of St. Andrews Cathedral, in the area of Camden Council in London. The building was built in the sixties and has a modernistic character externally with plain panel walls and large rectangular windows. The building lies in the cartilage of a listed building, which is a church. The church is ST. ANDREW'S GREEK ORTHODOX CATHEDRAL. The building that the development would take place is not listed. The complex of church and adjacent buildings is run by the Greek Orthodox Community in Camden and is a Registered Charity.

Brief:                    The client's design brief is to apply for Change of Use of the Community flats at second floor in St. Andrews House to create two self contained flats for assisting people with difficulties (health problems, family problems, and others) in the community.

Proposal:              The proposal is to create Two Self-contained Flats at Second Floor level of the building, to provide additional and improved living accommodation through redeveloping the existing community facilities into two self-contained flats.

Principles              The character of the building would be maintained as originally designed and built and modified to suit the new proposed use. The architectural/historical interest of the associated property or structure would be maintained the same as existing.

The principles behind the project are to make good use of the existing spaces in the building. The justification for the proposed development would be for the community and the charity to benefit from the newly created flats.

The expected impact that the proposed development would have on the special interest of the listed building or structure and its setting (and adjacent listed buildings) would be minimal as externally there are no changes, and do not affect the adjacent listed church.

## Design Theory:

The project would be designed and built, after obtaining Planning and Building Control Approval.

The main theme of the design is to IMPROVE the existing building and create a refurbished building that would be fully used and improve the streetscape and reflect the established character of the street.

The building would be maintained mostly as existing, and would be modified and upgraded to suit the proposed use of residential. Where necessary the intention is to make use of similar materials as existing and/or similar to the neighbouring buildings to maintain the streetscape. Changes made at ground floor would be in accordance with the existing environment and/or as required by the local authority. The design of the elevation of the second floor would maintain the existing aesthetic appearance and would be upgraded by the refurbishment. The external envelope of the building would remain as built with some modifications to the windows and walls to reflect the use of the second floor and to maintain the streetscape of the original buildings in the street.

Refined detailing of the entrance doors to the hall and the residential floors would be in the style of the street. The rectangular windows would be kept as existing and any changes required would be to match existing.

The finishes would be compatible to existing and the colour scheme would complement the surrounding buildings and thus maintaining a pleasant environment.

J.V. Architects.