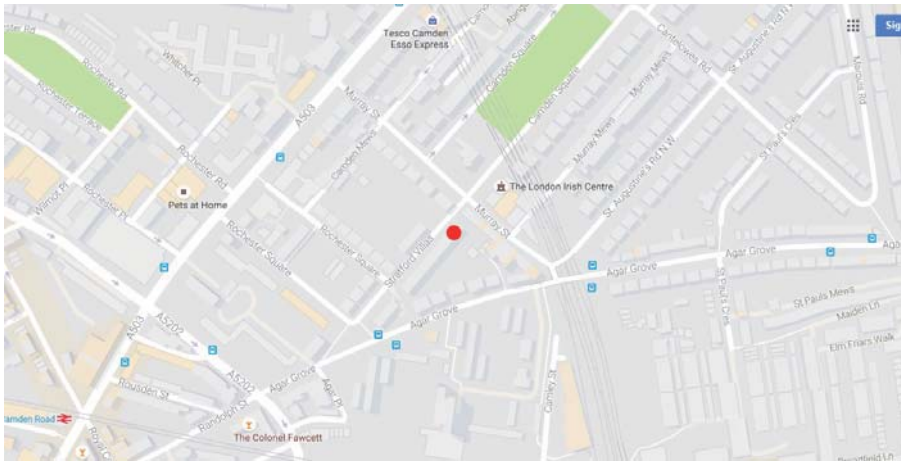


40 STRATFORD VILLAS
DESIGN & ACCESS STATEMENT

AUGUST 2016



Street Map

Location

Stratford Villas is in the London Borough of Camden. The street is on the eastern edge of the borough and is situated within the Camden Square Conservation Area which is on the boundary with Islington. Designated a conservation area in 1974 and extended in 1980 (which included Stratford Villas) and then further again in 2002. The area is not adjacent to any other conservation areas in Camden and has a self-contained identity centred on Camden Square.

Stratford Villas is to the south-western part of the conservation area, south of Camden Square itself.

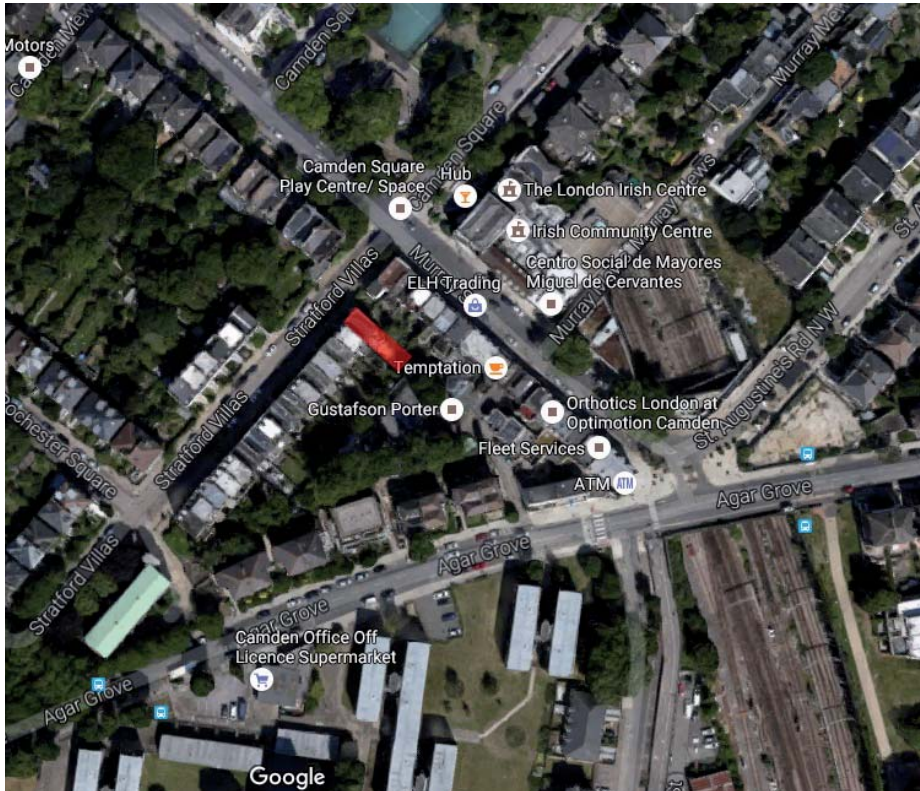
There are very good public transport links via rail, underground and bus with the property lying between Camden tube station and Caledonian Road tube station and there is also Camden Road overground station. Buses 29, 253 and 274 travel along Camden Road and Agar Grove. It is also close to shops and amenities on Camden High Street approximately a five minute walk away.



Camden Square Conservation Area



Location Plan



Aerial View



Stratford Villas - Street View

Existing Situation

By 1849, Stratford Place (later known as Stratford Villas) was laid out and named. Stratford Villas links Rochester Square to Camden Square. This is a narrow street on an important cycle route, but also popular with drivers as a cut-through from Camden Road. Lined by terraces of comparatively modest plot widths, its south east side has a shallow set-back only giving space for basement access rather than front gardens.

The character of these streets plays on a variation of themes established in the Square: semi-detached houses and terraces and a few single houses. All are raised on semi-basements with three upper storeys, executed in a palette of brick, stucco and slate, timber sash windows, with a mix of classical and Italianate references.

There has been an unfortunate loss of detail (window surrounds and detail, metalwork, etc) to some houses.

Existing Building

The existing building is very typical in character to the surrounding buildings. It is situated to the end of a terrace of houses. It has a raised ground floor entrance on a semi-basement with three upper storeys. The existing building is stock brick with stucco detailing and a slate roof. Timber sashes are 'picture windows' with a wide centre pane and narrow side panes. On the first floor, there is a projecting bay window. The front door is timber and panelled and there are traditional railings flanking the stone steps from the pavement to the front entrance. There is no front garden and instead, there is access to the lower ground floor level.

Eventhough this building consists of four storeys, this planning application is solely concerned with the lower ground and ground floor levels.

In 1973, planning permission (ref: 15839) was granted to divide the building into two self-contained flats and one maisonette. Then at some point between then and 2015, the flats were combined into a single family dwelling and then was re-divided in 2015 as planning permission (ref: 2015/4140/P) was granted to create 2 no. maisonettes – lower ground floor and ground floor as one maisonette and the first and second floor as the second maisonette.

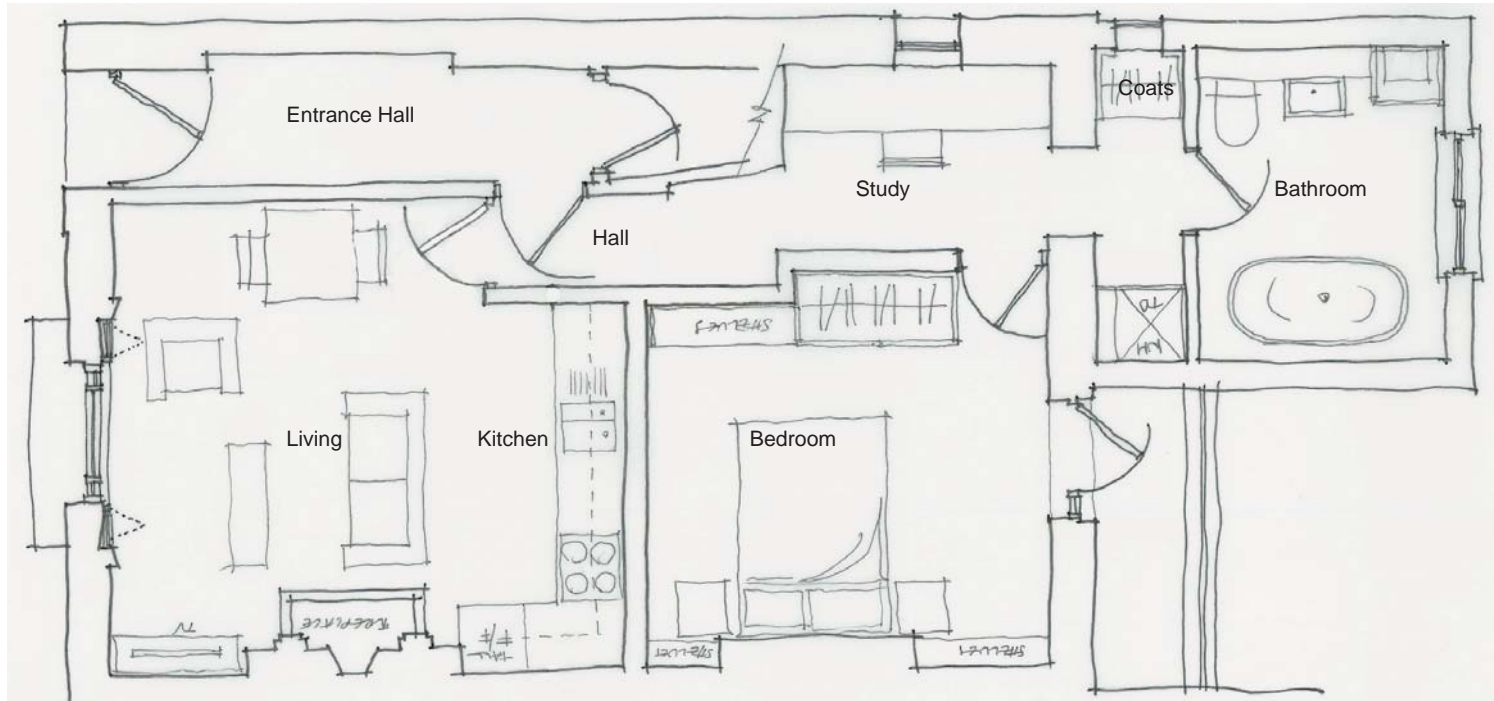
Use

40 Stratford Villas is a residential use building (Use class C3 - Dwelling houses). The first and second floors are currently occupied and are a single maisonette. The ground and lower ground floors are currently vacant.

40 Stratford Villas



40 Stratford Villas - Main Entrances



Proposed Ground Floor Plan



Existing Front Window



Existing Cornice

Proposals

Currently the upper maisonette on the first and second floor is occupied and these proposals do not include these levels. The proposal for this planning application is to create two apartments in the lower maisonette, so the overall configuration of the building will be returned to the same as it was in 1973 - two apartments and a maisonette.

We are proposing to convert the lower maisonette into a one bedroom apartment on the ground floor and a two bedroom apartment on the lower ground floor. There is currently high demand for one bedroom and two bedroom apartments within the borough.

The ground floor apartment will have access via the main front door which is raised up from street level and opens into a communal hallway. The Living and kitchen area are located to the front of the apartment with a study off the hall where the staircase used to be located. There will be a double bedroom with a balcony towards the rear of the apartment. A separate bathroom and utility at the back overlooking the garden.

Internally, the floor to ceiling heights are very generous to the new kitchen/living area and the rear bedroom. There is also some traditional detailing that remains even after the various conversions of this building. There are timber painted shutters to the front window and interesting cornices and skirtings. These will be restored and retained.



Proposed Lower Ground Floor Plan

The new separate lower ground floor apartment has its own separate entrance down from street level with its own front door. This existing external door will be replaced with a new timber painted panelled door. There are storage areas to the underside of the steps to ground floor entrance which can be used for this apartment. A double bedroom with ensuite are located at the front of the apartment overlooking the pavement. The entrance hall then leads into an open plan kitchen and living area with the dining room leading out to the garden. The second bedroom is adjacent to the dining room and benefits from access directly into the garden.

There is no remaining traditional detailing at this lower level apart from the timber sash window to the front bedroom which will be retained and refurbished. There are no cornices to any of the rooms and the skirtings and internal doors are all modern. The chimney flues have been capped off. We would be proposing to introduce some new cornicing, skirtings and doors more befitting of the period of building.

All the electrical and heating systems will be modernised as part of these proposals.

The refurbishment will be to a very high standard which will be attractive to city workers and young professionals.

Design Development

Through the development of these proposals, consideration has been given to the adopted Local Development Framework, adopted in 2010, Planning Policy Statement 5 (March 2010) which supersedes Planning Policy Guidance Note 15 and Camden Square Conservation Area Appraisal and Management Strategy. We have also consulted the National Space Standards and Camden Policy CPG2 for housing, in particular section 4.

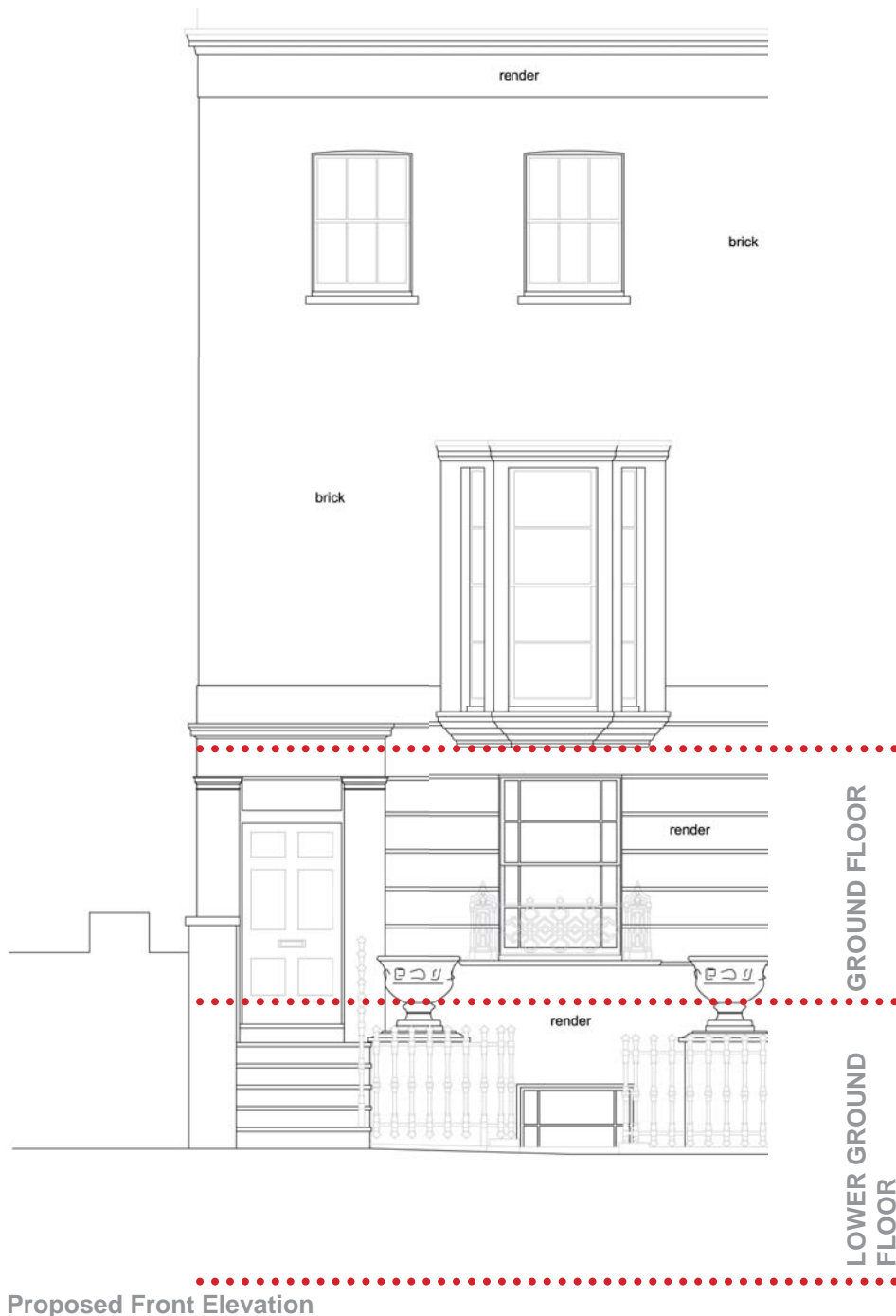
The floor to ceiling heights to both the lower ground floor and ground floor exceed 2.3m providing well proportioned rooms to these levels. In addition to the kitchen storage, provision has been made for washing machines and tumble driers. Further storage areas have been included within the proposed layouts providing adequate clothes storage to bedrooms.

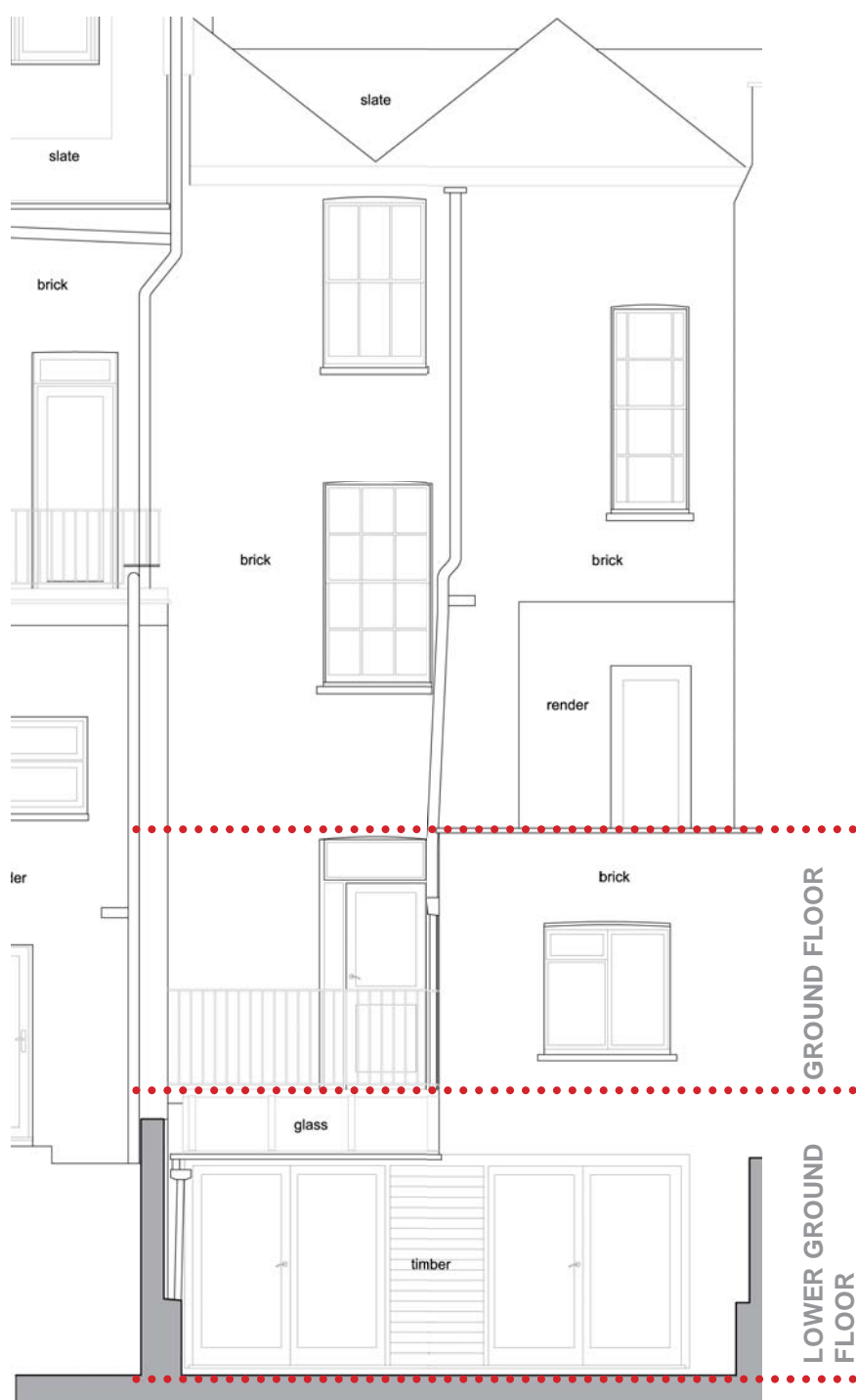
All habitable rooms have access to natural daylight with additional daylight from the existing glass roof to the living areas on the lower ground floor. There is also private garden space for the lower ground floor apartment. The ground floor apartment has a balcony to the rear.

The party floors between the apartments will be adequately soundproofed to protect each apartment from airborne and impact noise from other residents which are common problems of building conversions.

Appearance

The building is within a Conservation Area therefore our proposals are sensitive to minimise any works to the exterior of the building. Minor remedial works will be completed to brickwork to improve the overall appearance of the rear facade. Repairs will be undertaken to the stucco work, portico to the front door and the urns and plinths flanking the front window, all facing Stratford Villas. These repairs will be sensitively carried out and will make a positive contribution to the conservation area.





Proposed Rear Elevation

The only external sign of the proposed internal layouts is to the rear of the property at lower ground floor level only. There are currently five glass windows/doors to the rear elevation. There is a fixed glazed panel with a timber frame between the two pairs of glazed doors with wooden frames. Due to the proposed partition wall between the dining room and bedroom, the central glazed panel needs to be infilled. We are proposing that this is finished with timber horizontal slats to match finish of the timber frames.

Services

There will be no new external drainage affecting the front of rear elevations.

New extract vents to both the bathroom and kitchen will terminate on the rear facade. A new boiler flue is also to vent through the rear wall of the property.

Underground drainage is as existing and no alterations are proposed.

Access

The main access to the building is unaltered, the front door positions to both levels is in the same position and location off Stratford Villas. The main access to the ground floor is via steps up from pavement level. The main access to the lower ground floor is via steps down from pavement level.

Internally, the new layouts improve on the access internally. Currently there are a number of level changes on the ground floor and these will be eliminated, resulting in all rooms being on the same level.

Conclusion

These proposals will change the property from two maisonettes, to a maisonette and two apartments. These new apartments will have well proportioned living spaces, bedrooms and external spaces. The conversion of the property will create a spacious, well organised and bright apartments.

Where there are traditional internal features, this conversion provides the opportunity to restore and repair these features to further enhance this building.

The sub-division of this house will not have a detrimental impact on the appearance of the conservation area as there will be no external alterations to the public realm, no extensions and no changes to the roof space. The impact on the conservation area as whole is therefore negligible.