

# St. Andrews House, 46 Rochester Road, London, NW1 9JJ

## Heritage Statement

28<sup>th</sup> November 2016

### Description

St. Andrews House is an annex building within the curtilage of the grade 2 listed building known as St. Andrews Cathedral which is a Greek orthodox church. The building was built in the early 1960's with a concrete frame with flat roofs, a characteristic of the modern movement buildings of the time. It has very little intrinsic value from an architectural point of view. The building although with the curtilage of a listed building is not listed itself. The annex contains a community hall on the ground floor, Sunday school classrooms and other community based rooms on the first floor and a residential unit on the second floor.

### The Proposal

The proposal is to convert the whole of the first floor into four self-contained flats. The existing use has become redundant over recent years and this part of the building is underused. The proposal does not involve extending the building but there are some minor alterations to the front and rear elevations including the provision of a brick panel and replacement windows which will facilitate a better internal environment for the proposed flats. The building will not therefore materially affect the setting of the listed building. The entrance to the building will not be altered and will remain in its existing position on Rochester Road.

### Conclusion

The proposal makes little change to the existing building and would therefore have a minimal impact on the adjacent church building. The proposal will help bring an underused redundant building back into useful life and provide much needed small residential units in a very sustainable location.