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Design, Access & Heritage Statement: Flat D, 25 Conway Street



Front:

Front elevation with 25 Conway Street centred, 23 Conway Street to the left, and 27 Conway Street to the right.

Above:

Aerial view

Introduction

Conway Street is situated on the north-west corner of Fitzroy Square in the Borough of Camden.

Number 25 is Grade II listed and lies within the Fitzroy Square Conservation Area.

The original building is four principal storeys over a basement. The original roof, that would have been a valley profile, no longer exists; instead, a flat roof exists and is used as a roof terrace and features a large, modern, poor quality, uPVC glass conservatory.

This Design, Access & Heritage Statement has been prepared by Architecture for London and accompanies the planning application for replacing the uPVC conservatory at roof level.

Existing Building

25 Conway Street was originally built in 1798 as one house, and in 1974 it was subdivided into five flats.

This application relates solely to Flat D, which consists of an entrance at second floor level, the entirety of the third floor, and the fourth floor conservatory and roof terrace.

Internally within Flat D almost no original features remain. The staircase is the exception although this has been modified to separate the staircase from the communal hall with a wall and entrance door to the flat added at second floor level.

Externally the roof terrace has industrial style guarding rails to the front, which are visible from the street and unsympathetic to the building. These detract from an otherwise well preserved front. To the rear there is also guarding but in the form of obscured glazing atop the brick parapet. Whilst being less visible to the rear this too is a modern addition to the existing building. The existing uPVC conservatory is set back from both the front and the rear, and abuts the raised party wall. Whilst this reduces the visual impact it is poor quality in design, construction and access.



Above:
Street elevation showing
mansard to 23 Conway
Street, and industrial railing
to 25 Conway Street.

Site Context

Number 25 was built alongside number 23 (property to the left as viewed from the front). As such they share notable architectural detail and features externally distinct from the rest of the street, this includes:

- Fanlight detail over front entrance door
- Railing design to lightwell
- Railing design to balconies
- Common height to the front parapet

An additional floor was added to number 23 Conway Street in 1989 (planning reference no. 8870167). To the front this is traditional in style with a sloping mansard in tile and dormer windows with lead details and sash windows. To the rear the external brick wall has been raised by a storey. The roof is flat with a bitumen finish.

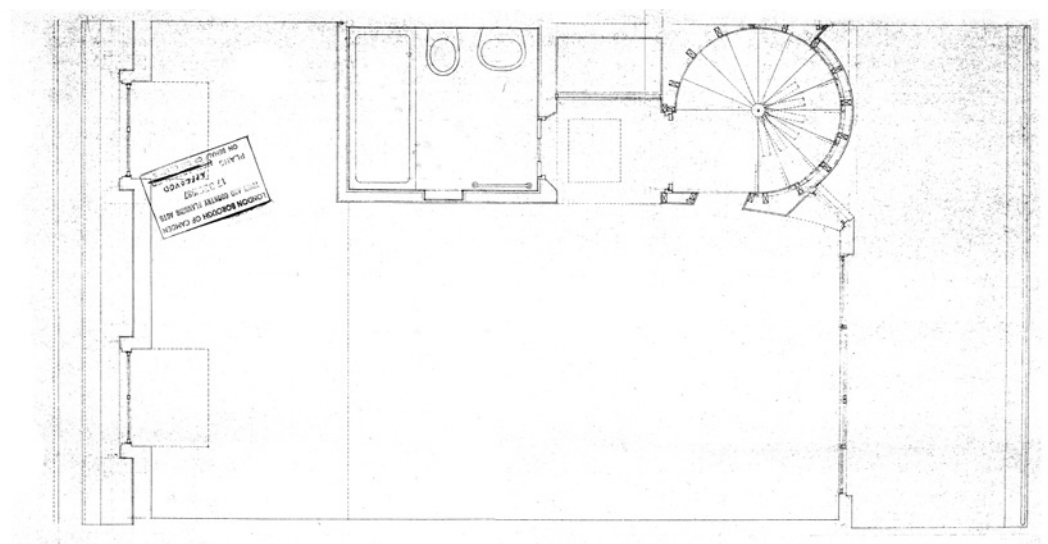
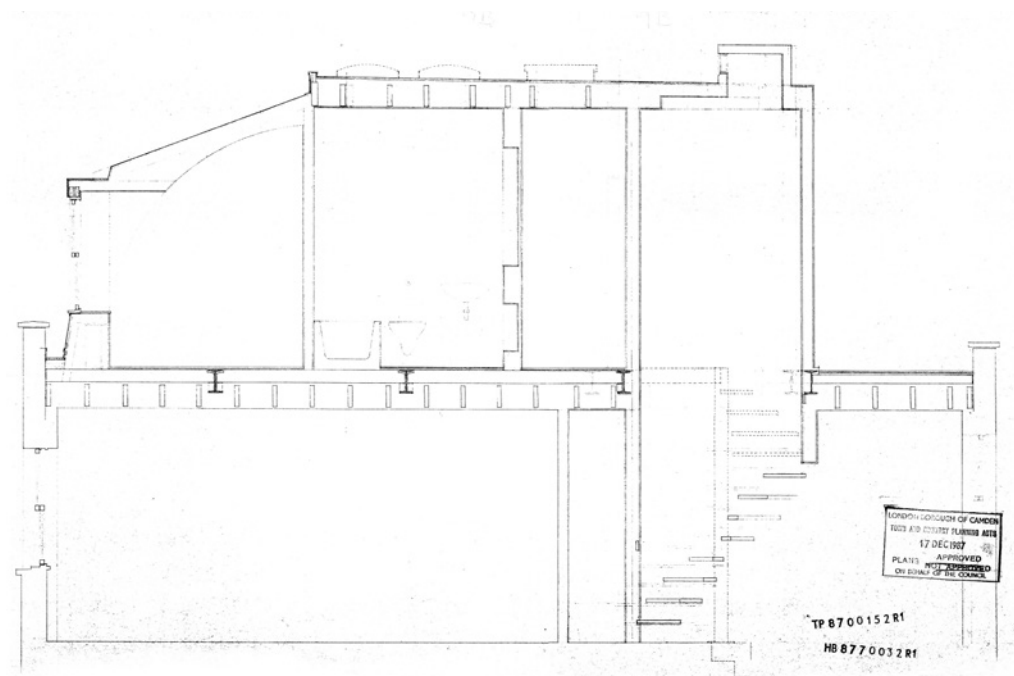
In summary number 25 shares a well preserved common appearance externally to the front with number 23 with the exception of the roof alterations.

Planning History

An application was made and approved in 1987 for Listed Building Consent (HB-8770032) & Full Planning (TP-8700152) for "alterations to 3rd floor flat" and for the "erection of a roof extension to provide additional residential accommodation to be used in connection with the 3rd floor dwelling unit".

In summary the application was modern in style with a copper mansard and dormer windows.

The application predates the work that has since been carried out next door at number 23. To the rear the proposal differed, being modern in style and set back with a roof terrace area being maintained. These works were begun but subsequently halted and never completed.



Approved historic
application drawings with
copper fronted mansard
HB 8770032 & TP 8700152.



Above:

Existing roof conservatory. View looking towards the rear showing obscured glazing as guarding in the background, and raised party wall with chimney stacks to the mansard at 23 Conway Street to the left.

Proposals

Existing building condition and proposed demolition works

The current roof has ongoing leaks. It was recently attempted to repair, however this proved to be unsuccessful. Further investigations deduced that water ingress was occurring through the seals in the conservatory, and therefore to remedy the conservatory either needs to be taken apart and reconstructed or replaced.

Rather than retain the poor quality existing roof extension it is proposed to replace this with a high quality extension that would better complement the existing building and terrace as a whole.

The proposed demolition works at roof level includes the removal of the uPVC conservatory, front industrial rails, rear frosted glazing, and existing roof finishes.

Response to the built context

Number 25 is historically and architecturally related to number 23 adjacent, it is therefore proposed to relate the replacement roof extension to the mansard extension that has been carried out next door. To the front the extension

is proposed to match next door with a traditional style sloping mansard in tile with dormer windows, lead details and sash window.

To the rear the main part of the roof extension would be set back to maintain a roof terrace as external amenity space to the flat, this would also reduce the visual presence of the extension.

A new staircase is proposed above the existing staircase to provide improved access to the mansard level. Externally the staircase element would abut the already raised party wall with number 25 Conway Street. This rear extension would be clad in metal to respond to the surrounding material palette, and would provide a transitional element between the changes in the existing brickwork heights to the rear.

The frosted glazing is to be removed and would be replaced with metal railings.



Above:
Proposed drawings

Conclusions

The proposal will have a positive impact on the existing building. The poor quality existing roof extension consisting of a uPVC conservatory will be replaced with a well designed and better quality roof extension that relates to the existing building.

The proposed works have little impact on the existing original fabric and improve the character of the existing building by removing and replacing the poor quality alterations. High quality materials and finishes will be used throughout, which reference the time period of the original property and meet high modern standards.

Through the design development of the proposal we have analysed and responded to the site's unique built and historical context. We feel the resulting design is appropriate for its location, sensitive to its surroundings in design and massing and greatly improves the terrace as a whole.



Above, Next:
Refurbishment of
23 Conway Street by
Architecture for London -
completed 2017

Architecture for London

Architecture for London is an RIBA Chartered Practice. We specialise in residential refurbishment projects in London. We create inspirational architecture with carefully considered spaces and exceptional finishes. Our work has been recognised for its contemporary approach which successfully enhances heritage settings in London.

We enjoy the relationship between contemporary design and period properties, particularly when working in conservation areas and with listed buildings.

We have recently completed the refurbishment of 23 Conway Street which is adjacent to the application site.

Recent Awards

- | | |
|------|---|
| 2018 | Shortlisted: BD Young Architect of the Year Award |
| 2017 | RIBA Journal Rising Stars Cohort |
| 2017 | Shortlisted: BD Housing Architect of the Year Award |
| 2017 | Winner: Sustainable Building Awards |
| 2017 | Shortlisted: LFA / GLA Silvertown Competition |
| 2016 | Shortlisted: AJ Small Projects Award |
| 2016 | Shortlisted: Architizer A+ Awards |
| 2016 | Shortlisted: AJ Retrofit Award |
| 2015 | Shortlisted: NLA Don't Move Improve Award |

