

Heritage Statement

14 Stratford Villas,
London, NW1

31 March 2021

Introduction

Camden Square Conservation Area is a primarily nineteenth century inner London suburb. It is a planned development, in a gridded street layout running parallel to and perpendicular from Camden Road, and the layout is focused around Camden Square.

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.

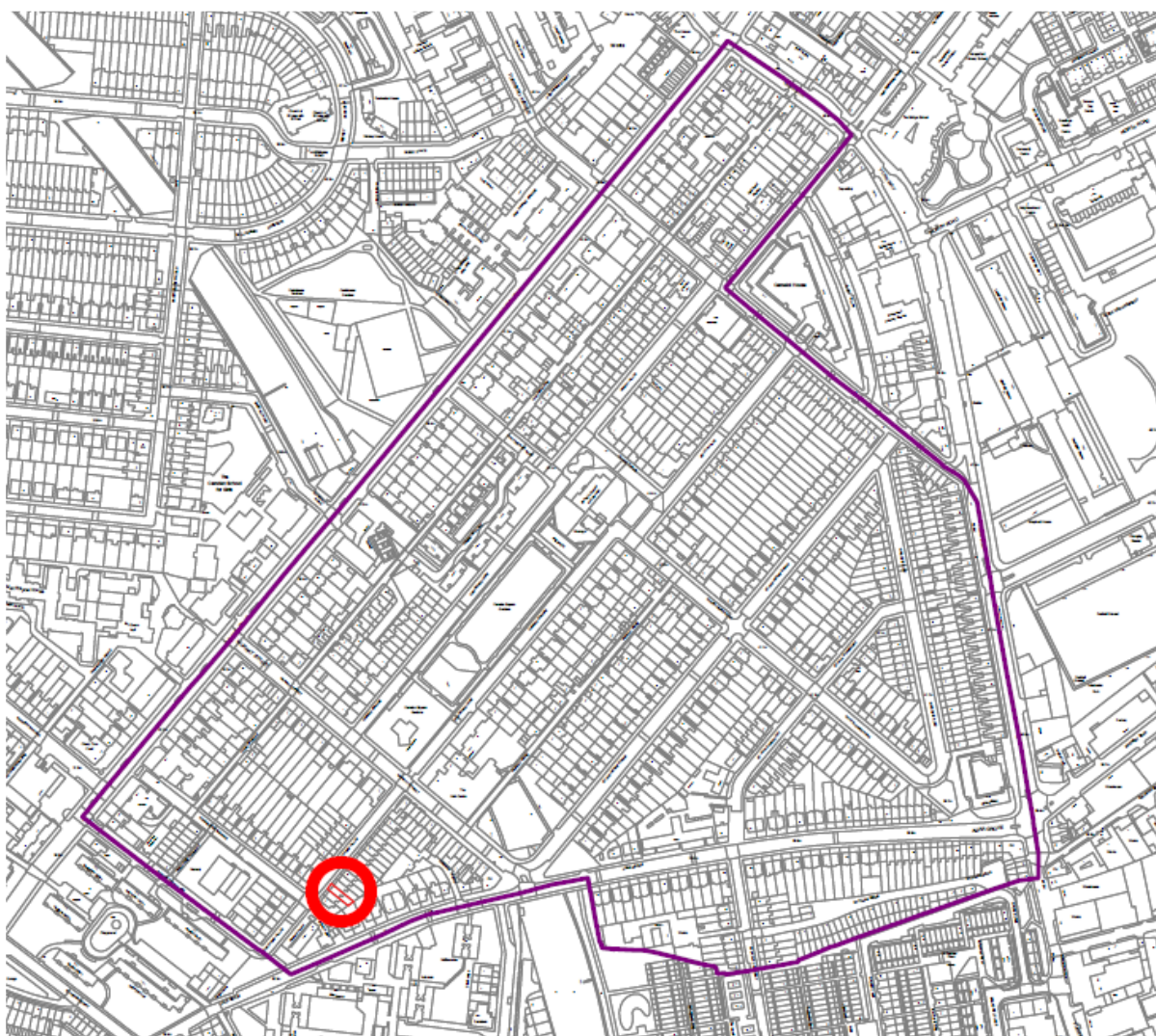


View towards Stratford Villas from the junction with Rochester Square.

Description of the Heritage Asset and its Setting

The application property sits within the southern end of the Camden Square Conservation Area and sits in a uniform terrace of white stucco-fronted town houses dating from mid 19th Century. All properties along the terrace fronting Stratford Villas are uniform in their appearance and detailing. The properties were originally single household dwellings with small front gardens, with semi-basements and steep stairs up to the front doors. Over the years some of these properties have extended into the roof space and many have been divided into separate self-contained flats.

The rear of the terrace is fair-faced London stock brick with traditional timber framed sliding sash windows. Majority of the properties have rear extensions with roof terraces of varying sizes and heights, but generally of similar projection depth. The outlook from the rear of the property is over the small private gardens of Stratford Villas and those towards the rear of Agar Grove. There are many mature trees and shrubbery within these gardens offering a visual screen between properties.



Map of Camden Square Conservation Area (application property circled red)

Proposed Design

The proposed design approach is to provide a simple and sympathetic small rear infill extension in matching materials, finishes and construction techniques. The proposed infill extension will sit neatly between the existing 4-storey rear extension / protrusion to the application property and the similarly heightened neighbouring property at 12 Stratford Villas. The proposed extension will align with these two existing projections forming an infill structure to allow the internal space at lower ground and ground floor to become more usable. The extension would therefore be a two-storey extension with one of the stories being to the semi-basement therefore presenting the extension as a single storey infill above ground floor level being subservient to the existing building projections either side and maintaining the rhythm of the rear of the terrace. This has been achieved on adjacent properties along Stratford Villas to much success. Proposed new brick detailing and pointing will match the existing and the proposed new painted timber sash window will match the existing rear window in its appearance, detailing and construction.



View towards rear of Stratford Villas from Agar Grove

The proposed amalgamation of the semi-basement self-contained flat with the self-contained maisonette to the upper floors will restore the property to its original state as a single dwelling house as many of the neighbouring properties have also done. The proposed new timber staircase sits in the same location as it would have done originally before it was removed.

Impact

The proposal will have little or no impact on the setting of the building or its presence along the street as no works are proposed to the stucco-fronted façade facing Stratford Villas and due to the properties mid-terrace location and the modest nature of the low-level proposed infill extension will not really be visible from any of the surrounding streets.

The use of matching materials, detail and finishes to the modest extension will allow it to sit unnoticed within the rear elevation nestled among the neighbouring similar extensions and mature foliage.

The proposed design and material selection will compliment the Conservation Area, preserving its character and appearance.