

Design and Access Statement

7 Rochester Road
London NW1 9JH

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Fig.1 front view 7 Rochester Road

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Introduction

7 Rochester Road is a semi-detached four-storey house with a lower ground floor. The building is part of a terraced street in the Rochester Conservation Area, built circa 1840 in a style typical of the period. It is one of a small terrace of 3 together with the neighbouring no.8 and no.6 on either side. The building shares its structural party walls with the neighbouring properties, occupying a long plot with a garden to front and rear.

Rochester Road and Rochester Terrace are laid out in a loose west/south-east alignment, stretching in a gentle curve from Kentish Town Road in the west to Camden Road in the east.

There is an existing partial 2 storey rear extension on the lower and upper ground floors.

The proposal seeks to extend existing lower ground floor to create a garden/family room and enlarge the existing partial extension on the upper ground floor for a kitchen. The extension will improve the layout on the lower ground and increase daylight and connection to the garden.

Site Content

7 Rochester Road forms part of an arrangement of terraced houses. The upper levels are constructed in yellow stock brick and the ground floors have painted white rusticated stucco.

The terrace is set back from the road behind low stuccoed walls with surmounted iron railings, some of which are original, while hedges and raised stuccoed walls have replaced the original iron railings, in other properties.

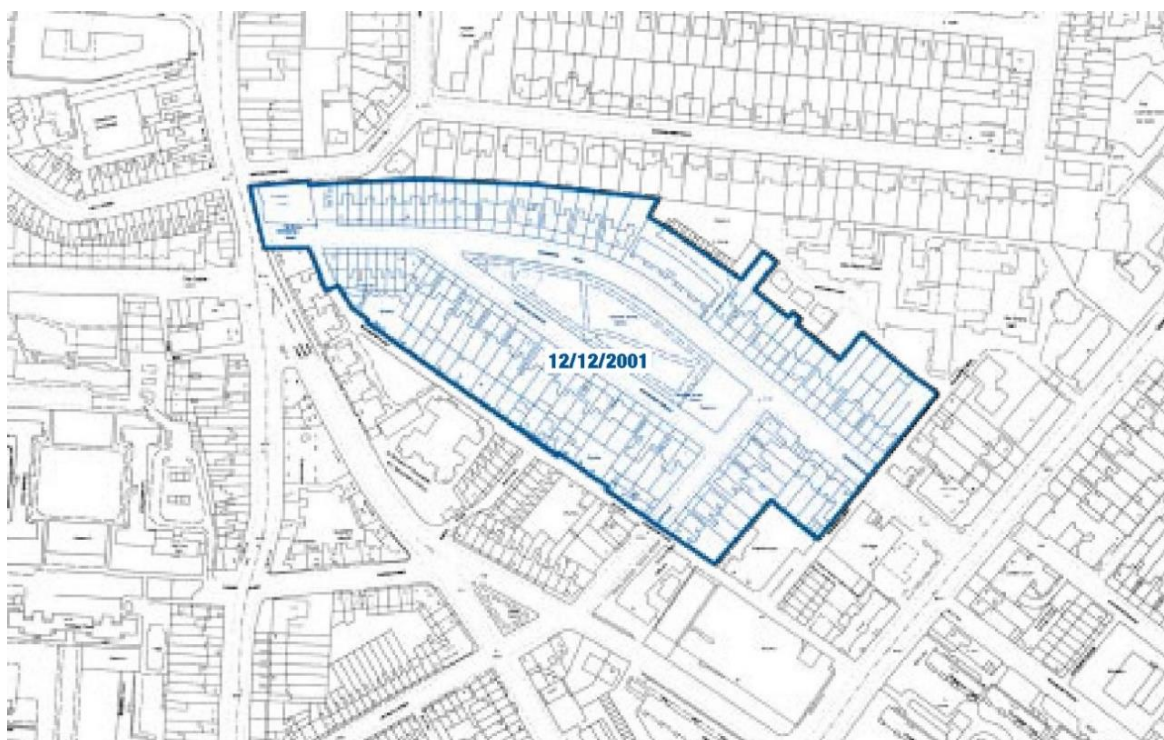


Fig.2 Map of Rochester conservation area

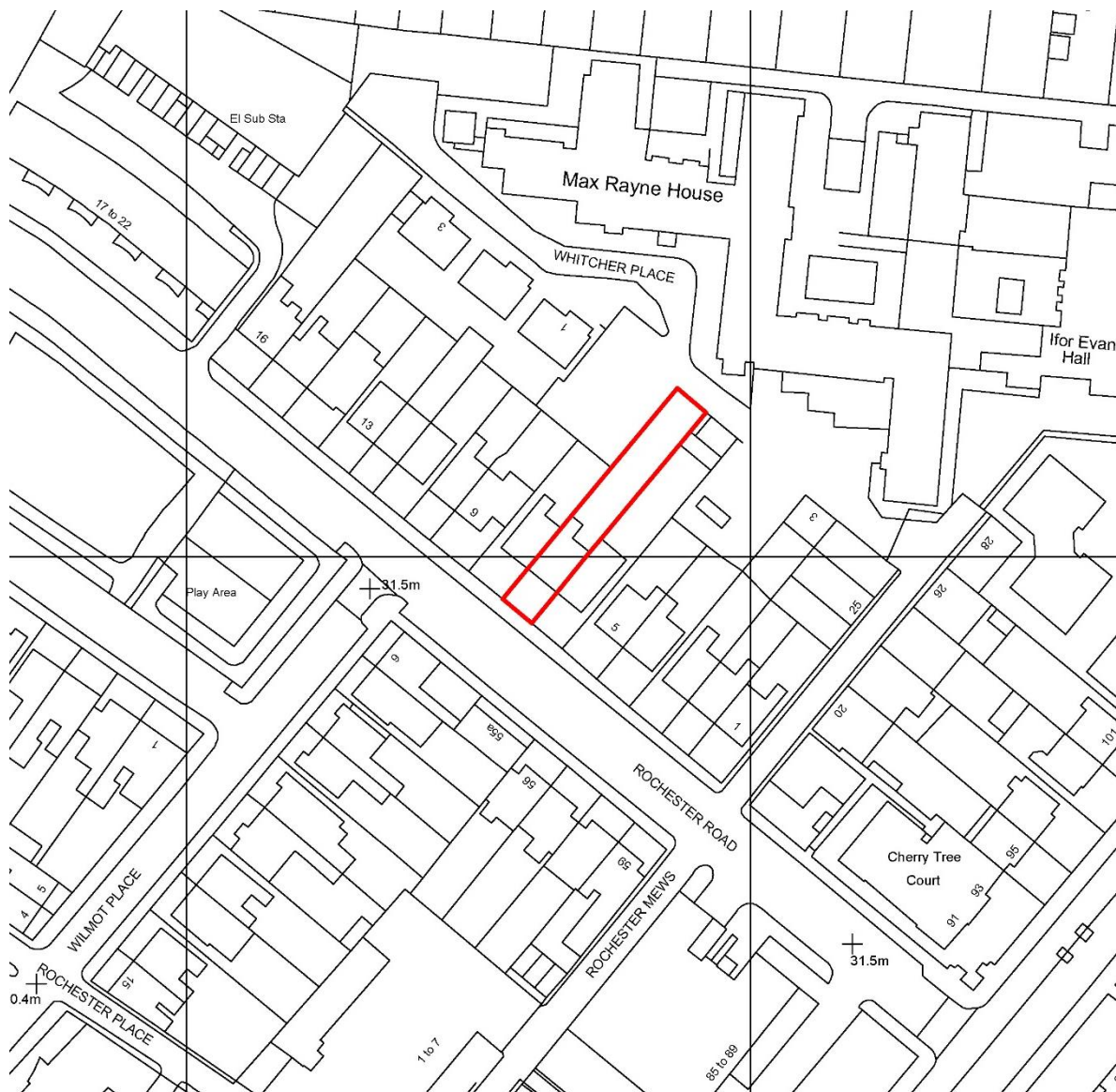


Fig.4 Location plan



Fig.3 Street view of Rochester Road



Fig.4 Aerial view Rochester Road

Design Proposal

Our application relates to a rear extension proposal to no.7 Rochester Road.

The existing house is a family home and the occupants wish to modify the house to suit their young growing family. The house benefits from a deep narrow garden and the connections and views to the garden are poor. There is an existing ground and lower ground closet extension.

At present, the ground floor has a typical double reception room with fire places and a small low ceiling existing extension to the rear. There is an existing external staircase leading to the garden.

The lower ground consists of 2 large rooms connected front and back and another small partial extension at the rear.

The intension is to improve the efficiency and use of these spaces and to create an additional bedroom for the house. The creation of a partial ground and full width lower ground extension means that the kitchen can be located at a ground floor level thereby making daily use of an otherwise underused double reception.

The lower ground floor will contain a new bedroom at the front and a family room/garden room connected to the garden at the rear. The existing WC will be relocated to make it more accessible and increased in size to also contain a shower.

The lower ground floor extension is a full width extension and will provide the primary access to the garden with slimline aluminium sliding doors. A patio seating area will be created at this level externally.

At ground floor level the proposed extension extends as far as the existing closet extension but is wider to accommodate a kitchen and connect back to the dining area. The connection is via the existing window opening which will be removed but the linings and reveals retained.

The extension at ground floor level is a largely glazed structure approximately three quarters the width of the building, ensuring that it remains subservient to the main building and also allowing light and ventilation. It will be constructed using glazed volcanic tile finish and glazing with small aluminium framed sliding door to the side leading to a relocated staircase to the garden.

The existing houses at Rochester Road are part stucco render and part London stock yellow brick giving a hierarchy of finishes. Our proposal at the rear is to retain the stucco finish at lower ground level as a framing to the glazed sliding doors and to clad the upper level partially glazed extension in glazed volcanic brick slips to refer to the brick finish and to provide a contrast. The set back between the lower and the ground floor extension will be planted so that the visual boundaries between the extension and the garden are blurred.

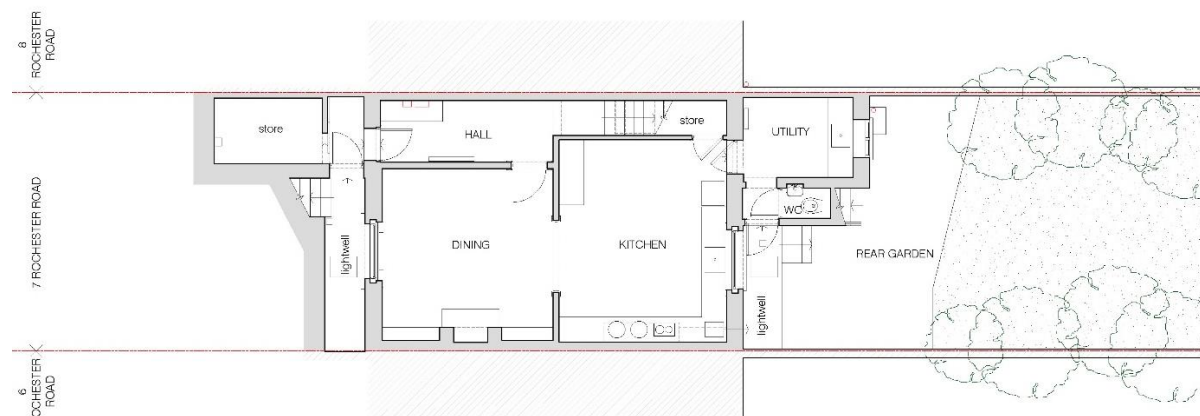


Fig.5 Existing lower ground floor plan

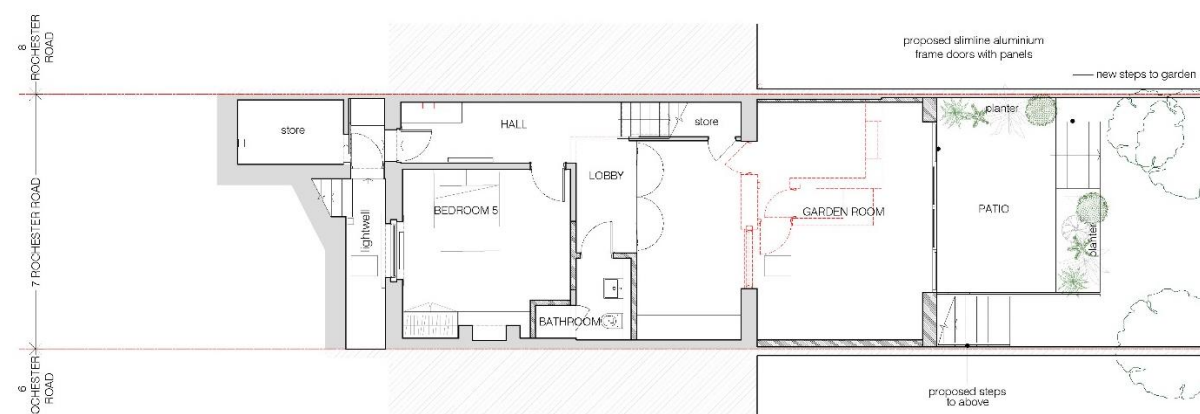


Fig.6 Proposed lower ground floor plan

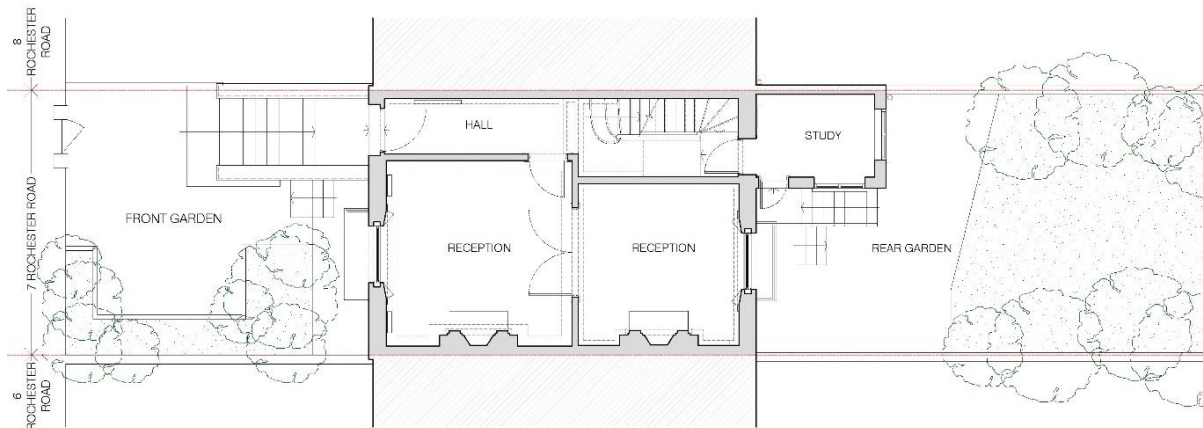


Fig.7 Existing ground floor plan

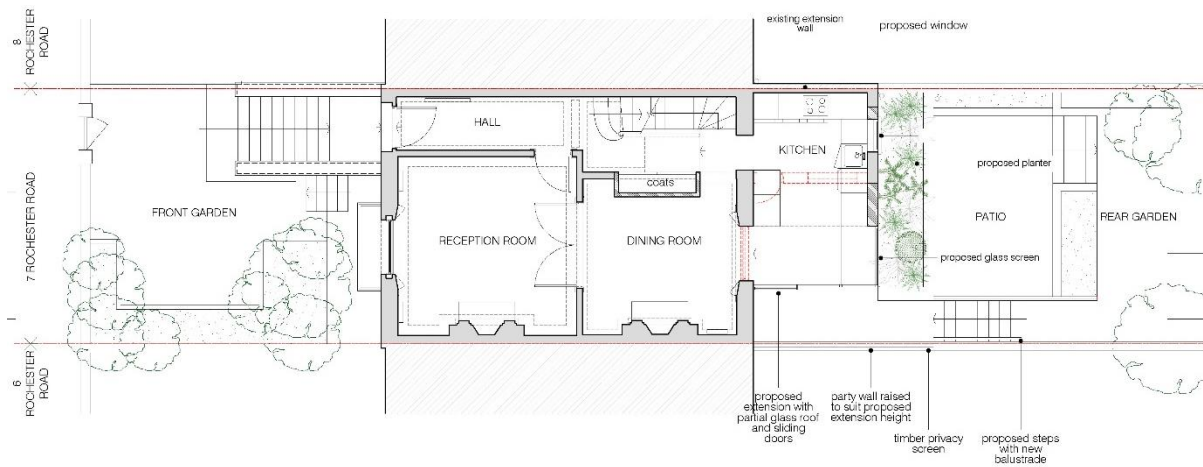


Fig.8 Proposed ground floor plan



Fig.9 Existing rear elevation



Fig.10 Proposed rear elevation

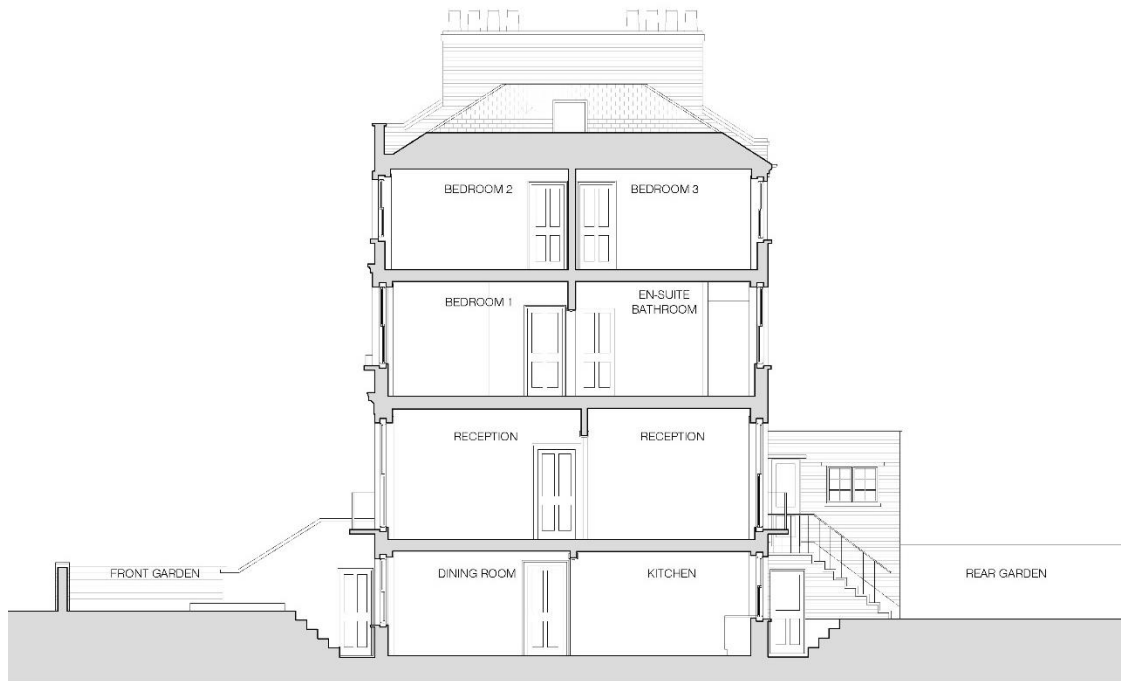


Fig.10 existing section



Fig.11 proposed section

Materials

The appearance of the proposed design respects the immediate neighbourhood and has been designed to be visually unobtrusive to the site context by virtue of its proportions and the types of materials used.

All proposed works will incorporate the use of authentic materials that are sympathetic to the character and appearance of Rochester Conservation Area.

Throughout the extension, a limited palette of high-quality materials will be used, selected for their robustness and ability to complement the character and appearance of the existing building and surrounding structures.

The proposal is for a two-tier extension with setback between upper and lower ground floors.

The use of stucco and tiling together with frameless glazing and planted surfaces used in contemporary detailing creates a real and tactile space and that in 3 dimensions will improve natural light and views to the garden. The use of glazed tiles and glazing will create an interesting collage of garden and surface when viewed from the rear.

The planted area/living roof will enable the extension to appear to blend into the garden and look seamless from above while making a further connection with nature.

Accessibility

Access to the house is unchanged from the existing building but the additional space will make a better access to the garden from the lower ground and the improved light will enable better use and circulation within the space. The increased size of the WC/shower room is more accessible.

Sustainability

Sustainability is an important aspect of this application and we want to take this opportunity to adapt this building for future use but in a way that does not change the appearance of the house. We aim to employ the following sustainable elements:

- High levels of insulation for new extensions
- Controlled use of water through appliances
- Reduced consumption of electricity by use of low energy lighting and appliances
- Improved natural lighting
- High thermal glazing
- Controlled ventilation from bathroom and kitchen
- Living roof and rainwater harvesting.
- Use of durable and recyclable materials in construction

Existing photos



Fig.12 Rear view showing existing extensions



Fig.13 view showing existing stairs to garden



Fig.14 Rear view showing existing extensions



Fig.15 view showing existing stairs to garden



Fig.16 cast iron railings at the rear



Fig.17 view towards the garden

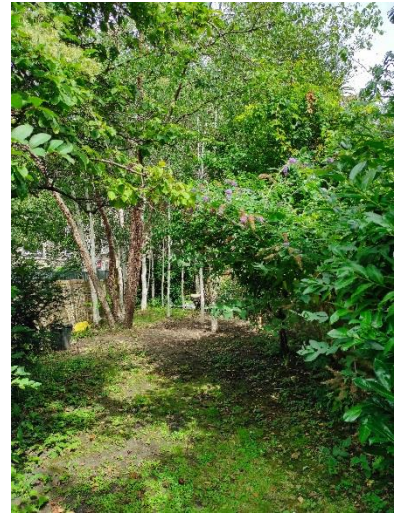


Fig.18 view of the rear garden



Fig.19 view of utility



Fig.20 view from utility towards kitchen

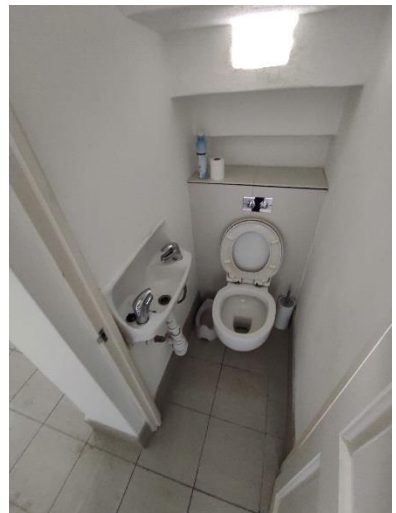


Fig.21 existing LG WC



Fig.22 LG existing kitchen



Fig.23 view from dining to kitchen



Fig.24 Lower ground lobby



Fig.25 ground floor office extension



Fig.26 GF view from existing office

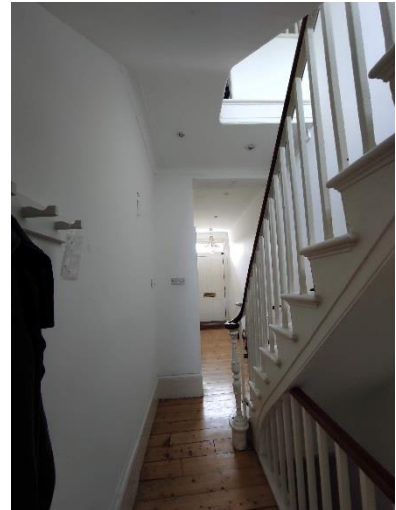


Fig.27 ground floor entrance hall



Fig.28 ground floor entrance



Fig.29 front reception room



Fig.30 rear reception room