

ROR/X/DA/01
February 2025

27 ROCHESTER ROAD, NW1 9JJ

DESIGN AND ACCESS STATEMENT & HERITAGE STATEMENT

Prepared by Studio M R

1.0 INTRODUCTION

- 1.1 This design and access statement has been prepared in support of a Householder planning & demolition application in a conservation area for the above-referenced site. It should be read in conjunction with the drawings, documents and photographs submitted with the application.
- 1.2 The application is submitted for the demolition of a rear conservatory and erection of a single-storey rear extension, new window and change to the sill height of an existing window on the side elevation at lower-ground floor level, and new rooflight at ground floor level.

2.0 SITE AND SURROUNDING AREA

- 2.1 The house is located in the Rochester Conservation Area.
- 2.2 The house is not listed.
- 2.3 The existing property is a 3-storey single-family semi-detached house, built c.1848.



Image 1 – 27 Rochester Road front elevation

3.0 PROPOSED DEVELOPMENT WORK

The proposed works include the demolition of the modern rear conservatory (planning approval: PE9800859) and the erection of a modest single storey rear infill extension projecting out to the existing rear line of the house. The proposal seeks to create an open plan living arrangement more suitable to a modern family's needs. The single storey extension will include a rooflight to provide natural light to the open plan kitchen and dining space. An additional window and change to the sill of an existing window is proposed on the side elevation at ground floor level.



Image 2 – Rear elevation with existing conservatory

USE

3.1 The house will remain a single-family dwelling.

AMOUNT and SCALE

3.2 The proposed extension is 4.6m² larger than the existing conservatory, which is to be demolished, and will project a further 1.8m into the rear garden.

3.3 The overall external height is 3.05m from external floor level to parapet.

LAYOUT

- 3.4 There will be a modest change in the layout of the property at lower ground level, where the proposal aims to create an open plan kitchen and dining space.
- 3.5 An opening formed in the partition wall to the proposed playroom will connect the playroom to the kitchen.
- 3.6 No changes to the layout are to be made on the upper levels of the property.

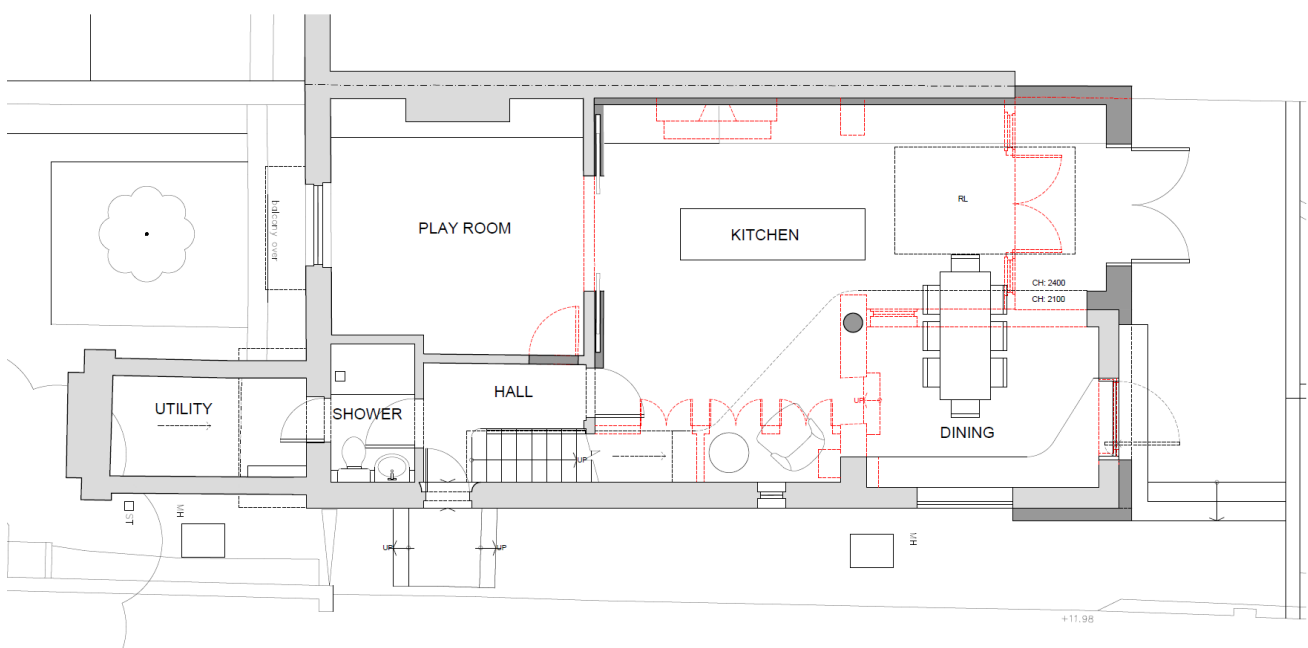


Image 3 – Proposed lower-ground floor plan

LANDSCAPING

- 3.7 The lower-level terrace will be pushed out to create a small garden seating area at the same level as the dining space.
- 3.8 Access from the rear of the house to the upper level of the garden and the side of the house will be via relocated external steps.

APPEARANCE

- 3.9. The cladding of the new extension will wrap around the existing double storey extension to create a unified rear elevation.
- 3.10. The rear extension and over-cladding at lower ground level of the existing two-storey extension will be of a light-coloured brick, complementing the painted brick of the two-storey extension.

ACCESS

3.11. There will be no change to the access.

End.