

Design Statement 56 Rochester Road London NW1 9JG

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28 June 2012

Ref - BWAH,56RR C

Planning Proposals:

- **replace the existing conservatory with a new conservatory;**
- **add a storey extension upon the existing rear structure;**
- **erect side loggia placed over the side entrance porch**
- **roof loft extension within the butterfly roof structure**

The Existing Building

This Victorian dwelling with its adjoining neighbour, is located to the western side of Rochester Road. The elevation is presented behind a front garden and its facing garden wall. The detailing is modest, comprising smooth stucco coursing bands rising from the lower ground floor up the stringcourse, demarcating the upper ground floor level. Projecting balconies issue from the two principle casement window doors. Above this is London stock brick, with a simple rendered string band demarcating the second floor level. This stripped adornment is refreshingly simple, mediating the hierarchical scale of the front facade. There is a retracted rebate marking the line of the party wall frontage. Again a simple device to acknowledge the presence of the two dwellings within the overall massing of this paired villa type. The building has an elevated side entry porch as does its adjoining neighbour. However a rigid symmetry is no longer present. The adjoining property has had the porch adapted in the past and there is an expedient infill above this porch, which does not dignify the portal of the entrance beneath.

The neighbouring building has lost its ironwork balustrade to the balcony. This property retains the ironwork.

The end elevation is simple brick. There is an existing glazed access door to the flat roof of the porch and was existing when the current owners moved into the property. The porch rests somewhat abruptly against single storey garages, although it is understood that there is a planning application to replace these with single storey accommodation belonging to others.

The rear elevation, like so many London properties has evolved over time, expressing the requirement for private domestic life to the rear garden. There is a double height glazed conservatory situated between the adjoining boundary wall and the brick rear extension.

The neighbouring property has built upon its rear extension up to the eaves line of the main roof. There is a curious mismatch in relationship between these two rear extensions.

The main roof retains its hipped “butterfly” valley roof. This is not seen from the front elevation as it resides behind an upstanding brick parapet. The conservation area report suggests that these properties have lost the original parapet copings. They are currently simple brick on edge.

The adjoining property has lost its original butterfly roof and now has a flat roof but again unseen from the street frontage.

This property forms part of the "Rochester Conservation Area". The house was laid out in 1848 on the west side of Rochester Road.

Conservation area statement “Rochester 36” describes the character of these streets:

“Rochester Road, Rochester Terrace, Rochester Place and Wilmot Place were laid out in the 1840s. The 1841 census shows that the earliest house building began in Wilmot Place in 1846, followed by the development of housing in Rochester Road in 1848, and then in Rochester Terrace in the 1850’s. The three streets comprise a mixture of two or three storey semi-detached villas, or terraces. Some have half basements and elevated ground floors. This architectural style, which began during the Regency (1811-50) period, lasted until the middle of the 19th century, evolving from the late Georgian period. The execution of the Regency style was a lighter and less rigid interpretation of the principles of classicism. Although many of the Regency houses emulated the earlier Georgian style, the fundamental differences were in the use of decorative ironwork, the construction of half basements, the replacement of larger glazing panes on front windows and in the recurrent use of stucco in Regency period properties. The growing trend in the use of stucco in terraced developments and in complete blocks subordinated the individuality of each house to the overall design.”

This property whilst retaining some integrity in its front elevation, no longer exhibits a strict architectural symmetry for the reasons previously mentioned. There is looseness to the compositional character of the adjoining buildings along this part of Rochester Road, whilst the motifs, rusticated base, upper stringcourses, are still registered on this building and its neighbours.

Proposed Refurbishment and Alterations.

Our Clients Paul Smith and Masako Matsuyama are submitting this Application with proposals to repair existing elements of the property and gain some additional space. Our Client wishes to remain living in this property but they want to upgrade the building fabric in order to meet their long-term needs so that the house can remain a viable family home over the forthcoming years.

The building has suffered from major subsidence of the load bearing walls and foundations, with consequent damage to the building fabric and is in urgent need of rectification and repair.

This application is proposing the following work:

Lower ground floor:

Refurbished New Conservatory:

The existing conservatory is now dilapidated and it is proposed to replace it with a new glazed structure. The proposed form keeps to the existing envelope massing of the existing conservatory. The mullions are to be modified to have a broader modulation in the setting out of the glass panes and the rhythms of the mullions are syncopated.

Remove the wooden hut, which is built into and extending the existing kitchen room within the conservatory.

Ground floor:

Renew internal wood balcony within the conservatory with glass balcony with structural glass floor.

First floor:

Brick Loggia

It is proposed to erect a brick loggia on the top of the stucco side entry porch to house a small study room and en-suite WC.

There will be a new door from main bedroom into WC.

The front and side elevation would be solid brick masonry forming a simple brick parapet. The roof will be flat roof light over doors to conservatory with minimal up-stand not seen from the street.

We realize that policies CPG 1 (design) refers to side extensions being subordinate and single storey. However this proposal is over the side entrance and not really a side addition in as much as it is reciprocal to the exiting side porch. The proportion of the porch is echoed by the loggia atop. This is an architectural device sometimes employed in "Classical Mannerism", where the orders are repeated vertically to accentuate the composition.

We would not cite the precedent of the low quality infill above the porches of nos 58 & 59 in qualifying this Loggia, except to point out that they have dissipated symmetry. We therefore think that this current disturbance of the composition would benefit by the addition of this loggia.

We offer the loggia as a moment of design quality on this end elevation and accentuate a moment at this pivotal point in the general composition of the street and reinforce the proportion of the side entry porch beneath.

New Upper Room in Rear Extension.

It is proposed to create a new bedroom space, which will require building up the existing brick wall. A rear window is placed in this wall. This new roof is flat with a polymeric membrane in dark grey. This roof system can be laid flat and will drain into the parapet gutter. We think the parapet allows the extension to remain visually subordinate to the main massing of the house. The roof light is set back from the parapet and cannot be seen from the street or the gardens to the north. The adjoining house has previously raised its form by one floor to the rear extension and this proposal matches that in its proposed massing.

Loft Room in Main Roof Space

It is proposed to create a roof extension in the form of a pyramidal glazed roof, built into the centre of the valley roof and inline with the existing roof pitches of the "Butterfly" London valley roof. Headroom is achieved by lowering the ceiling over part of the bedrooms. The increased form is held back from the front parapet wall and is not seen when looking at the front elevation from the opposite side of the street. We think it is a respectful and responsive to the existing roof form, whilst providing added accommodation for the family.

The adjoining neighbour's roof has been removed and now has a flat roof. This proposal responds to the existing form.

Previous Correspondence

Pre application was submitted and received by you 04.05.2012.
We received a response on 14.06.12. The officer dealing with the application was Gideon Whittingham. Document Reference CA/2012/ENQ/03666. There has been subsequent email correspondence with Camden relating to this.