

Design & Access Statement: 40 Rochester Place NW1 9JX

Full scheme described, including as approved elements (2008/4506) and proposed amendments in the current application

To be read in conjunction with drawings submitted as part of the planning application (plan drawings at 1:50) and summary of proposed amendments to the currently approved scheme (2008/4506).

Access

The current "garage" provides inadequate parking facility, due to it's small size (length and width), and safety concerns as there is inadequate fire proofing between the garage and the surrounding residential accommodation. This internal garage will be replaced by an office / hall in the approved plans.

There is currently vehicular access to the property via the garage doors. Proposed plans include replacement of the former garage doors with a window.

The existing front door will be retained as the primary access.

Approved plans also include erection of a wall along the front property boundary (there is currently none).

Design

Erection of new wall at the front of the house to street, to:

- Create practical separation from the street (to enhance safety) which secures the front door and windows, and contains (hides) the refuse area
- Create a similarity with the garden walls of two 'residential' neighbours (numbers 42 and 44)
- Create a difference from the industrial elements in the mainly industrial street

Replace the existing garage doors with a window to create a light axis through the centre of the house to the garden.

Reorganisation of the internal layouts to improve the quality and create more spacious and lighter / brighter living space.

Demolition of existing small extension in poor repair, and erection of timber clad single storey extension to the rear, to:

- Improve quality of living space
- Improve 'connection' to the garden
- Enhance circulation in the property
- Bring the extension in line with the neighbouring residential property
- Planted green roof to improve ecology and reduce rain water run off into sewers

Timber clad attic conversion, with balcony to the front:

- Comprising bedroom, bathroom, storage and balcony
- Height of front extension is limited to height of neighbouring properties, ie. Does not exceed neighbouring property front elevations

Replacement of windows and frames as per drawings.

Incorporation of solar panels on front roof (part PV and part thermal water), as per drawings.