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Project Name Rochester Road
Project Number 44/1416
Site Address 55 Rochester Road
Document Reference 44_1416_DesignAndAccess

DESIGN AND ACCESS STATEMENT

This report has been prepared by 31/44 Architects to describe the design development of the proposed rear extension at 55 Rochester Road, London. It is to be read in conjunction with the planning application dated 16 July 2014.

1 **Assessment of site's immediate and wider context**

Situated in Rochester Conservation Area in Kentish Town (Designation Date 2001), the subject property is a typical terraced Georgian house and belongs to a terrace of similar buildings. The house sits on a plot of approximately 127 sq metres. The area is of residential density and retains a peaceful character. The established use of the building on the site is residential.



Aerial View of 55 Rochester Road

2 Detail measures taken in respect of Community Involvement and Consultation

It is our understanding that the client has informed their neighbours of the proposed development

3 Outline of Design of the proposals

This application seeks to refurbish the interior of the house and create a single-storey rear infill extension.

Number of Units:

The house will remain a single family home as existing

Layout:

The building is part of a Georgian terrace that runs continuously along the south side of Rochester Road. Like the other houses in the terrace, it has a planted forecourt and a small paved light well on the street elevation with a private walled garden at the rear. The proposed rear ground-floor extension is to extend to the same depth as the existing two-storey brick wing of the house, adding 10 sq metres of useable space to the ground floor. Other minor changes to the internal layout will respect and complement the existing features of the house, with vertical circulation through the house remaining unchanged.

Scale:

The proposed development will be in keeping with the overall terrace and the existing rhythm of extensions. The ground floor side extension is 3.1m high, significantly lower than the two storey boundary wall at Number 54, and is of a small scale that will have a minimum of impact on the character of the terrace.

Appearance

The design objective is to either match and/or complement the building's original character, both internally and externally. The proposed brick finish will match the existing stock, and align with the rear wall so as to be in keeping with the existing rear facade. The new windows to the rear of the property are divided by transoms that reference the proportions of the original sash windows above, tying the new fenestrations into the original elevation. There will be no changes to the front elevation.

4 Outline of Access to the development

4.1 Vehicular and transport links:

The access to the property is via Rochester Road. The proposal will have no access or transport implications due to the domestic nature of the proposal and the fact that there is to be no material change to the existing access arrangements

4.2 Inclusive Access
As Existing

4.3 LTH Standards

The property doesn't have any private parking places or garages. Cars have to be parked at designated resident's bays.

6 Heritage Impact Statement

The proposed works are not considered to compromise the heritage value or significance of the building, or have a detrimental impact on its contribution to the street scene. There are no issues of overlooking, and the extension is smaller in scale than other extensions granted planning permission in the area (For example at Number 23 Rochester Road, 2013/4811/P).