

**25 ROCHESTER ROAD
LONDON NW1 9JJ**

Design and Access Statement
Document: RR-DAS-01-P1

June 2017

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ARCHITECTS**

EXECUTIVE SUMMARY

This document has been prepared by vPPR Architects to illustrate the proposal for 25 Rochester Road, and to support the full planning and conservation area consent application.

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1.0 INTRODUCTION

1.1 The Proposal

The proposed work is to refurbish an existing three storey house on Rochester Road..

Architectural excellence is central to this proposal and the intention is to create a high quality renovation that will enhance and contribute to the distinctness of the Rochester Conservation Area and will restore the house to a family home.

1.2 Supporting Documents

This statement should be read in conjunction with other material submitted:

Architects: vPPR Architects

- Drawings:

RR-X-000	Existing location plan and site plan
RR-X-001	Existing plans
RR-X-101	Existing sections and elevations
RR-A-001	Proposed plan
RR-A-101	Proposed sections and elevations

- Documents:

RR-DAS-001	Design and Access Statement
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2.0 SITE

2.1 Site Location

The property is located at 25 Rochester Road, overlooking Rochester Terrace Gardens. This garden square is open to the public and features a small children's playground. The building is within the Rochester Conservation Area. Camen Square overground station is located within a 5 minute walking distance and Kentish Town and Camden underground stations are within 10 minutes walk. Shops and other amenities are within a 5 minute walk on Kentish Town Road but direct car access is not provided to the high street so that the square functions as a quiet cul-de-sac.



Location of site in relation to local amenities. © Google Maps



3.0 EXISTING BUILDING

3.1 History And Current Use

25 Rochester Road was built in the 1850s and now forms part of the northern edge of the Rochester Conservation Area. It is the eastern house in a semi-detached pair forming part of a row of semi-detached villas all built in a similar Regency style: numbers 23 to 32 Rochester Road. Unlike most of the other houses in this row and around the square, which have mainly unpainted brick facades, the pair at 25 and 26 Rochester Road have been stuccoed over at a later date and 25 Rochester Road is painted light blue.

The majority of the houses around the square and in the immediate cluster of semi-detached villas have been extended to the rear, in many cases substantially, including the introduction of an additional floor to the extension. There are also many single storey infill extensions. The immediate neighbour at 24 Rochester Road has been subject to particularly extensive work, including a three storey rear extension, three storey infill extension to the side passageway and a large loft extension.

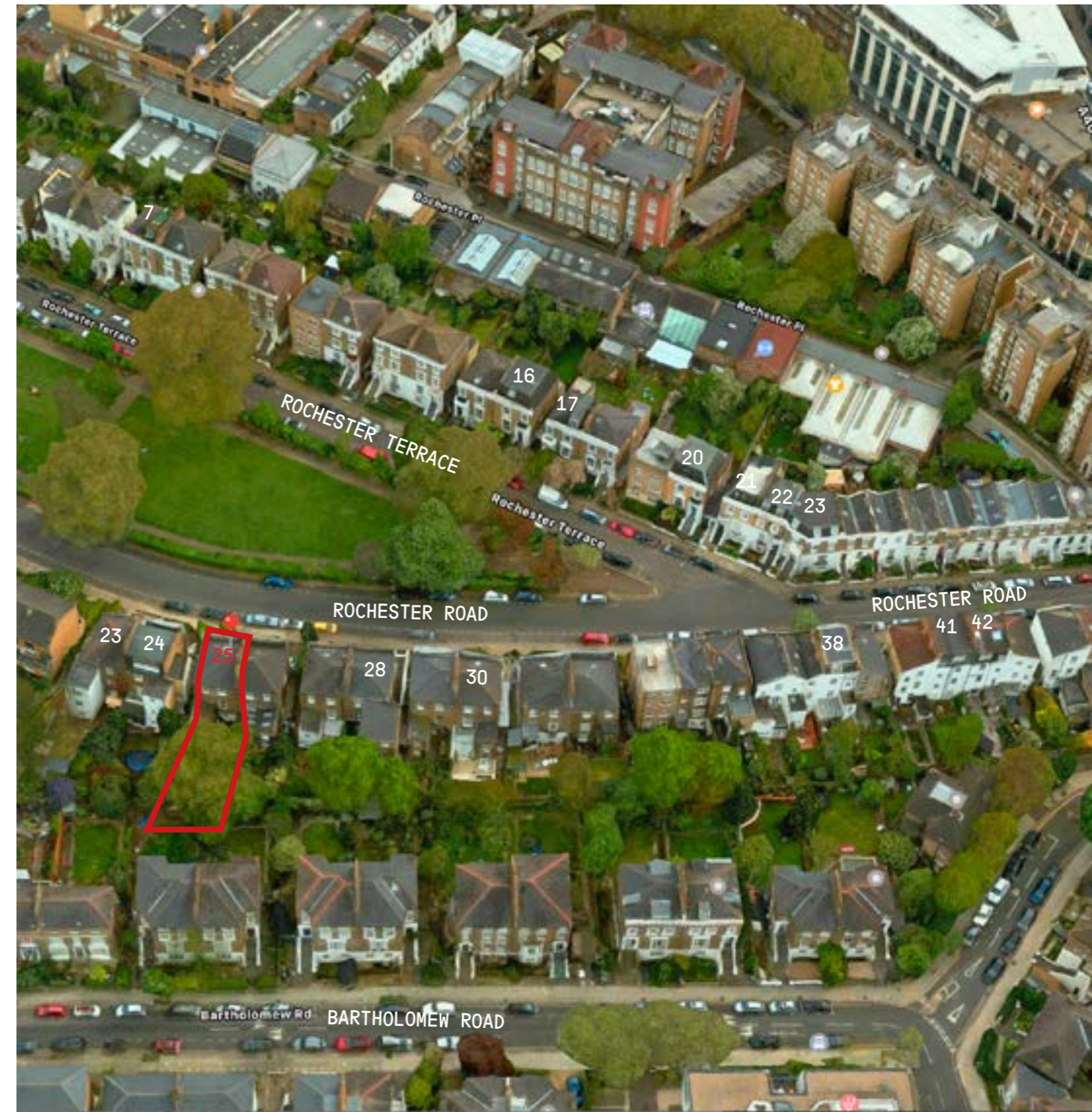
Extensions around the rest of the square include:

Additional storey to rear extension (3 storey extensions):
23, 24 and 28 Rochester Road.
17, 18 and 21 Rochester Terrace

Loft extensions:
24 Rochester Road (immediate neighbour)
38, 41, and 42 Rochester Road
7, 16, 17, 20, 21, 22, 23 Rochester Terrace

A pre-planning application was made to Camden Council to assess the extent of work to the rear extension that was likely to be acceptable. It was deemed that an additional storey would not, in this case, be acceptable to the rear extension, but that raising the roof and the upper ground floor level of the extension would be acceptable.

The house is currently semi-derelict and is uninhabitable. At some point it appears to have been illegally divided into two or three flats, evidenced by the remains of a kitchen and bathroom to each floor and the separation of the top floor from the upper ground floor by a wall and door. An application to turn the house into two self-contained flats (1 x 3 bed and 1 x 2 bed units) was withdrawn in 2011 because the development would have required the flats to be car free. The bathrooms and kitchens have to a large extent been removed with only some fittings and pipework remaining.



3D satellite view showing the context of surrounding houses and their extensions

4.0 PROPOSAL

4.1 Design Approach

The proposal is to fully restore and enhance the existing building into a fully functioning family house. The house is semi-derelict and has been subject to illegal conversion into three flats. The garden is north facing and the proposed changes seek to increase the quantity of light into the rear of the house, which is currently rather gloomy and to improve the relationship of the house to the garden. The proposal seeks to:

1. Raise the roof and upper ground floor level of the existing extension to increase the ceiling height in the two rooms, thereby creating two spatially generous and attractive extra bedrooms/study. This will include enlarging and realigning the two existing windows to match the floor plates and the addition of two new windows to the west side of the extension. The west side of the extension to be rendered in white to reflect more light into the lower ground floor.
2. Introduce a new generous glazed french window to the lower ground floor and lower a large patio to the lower ground floor level by about 650mm from the existing garden level. This will bring ample light into the dark, north-facing lower ground floor room.
3. Roof over the existing side passageway to the east of the house to provide covered storage for bikes, prams and gardening equipment in the manner of many of the other houses on the street. A new bin store is proposed for the front garden.
4. Restore the front of the house by painting the house a more subtle shade of blue than is currently the case.

4.2 Access

There is no change of access to the house.

4.3 Floor area

There is no change in the floor area of the house but the raising of the ceiling height in the two extension rooms will create generous rooms that could function as bedrooms, which currently feel cramped.

4.0 PROPOSAL

4.3 Scope of Work

4.1 Works to rear extension

4.1.1

The extension will be partly demolished and rebuilt with a new flat roof so that the floor and ceiling levels in both the lower ground and upper ground floors align with those of the main house. The extension will remain a full single storey lower than the existing eaves, as per the pre-planning advice (see Appendix B.)

4.1.2

New windows to the north and west facades are proposed to increase the quantity of light into the extension, creating two good bedrooms. The design of these sash windows are taken from the existing windows to the rear facade of the main house and as such are deemed to be in keeping with the historic character of the building, as per the pre-planning advice (Appendix B.) The windows to the flank wall, which were not discussed at the pre-planning stage, in effect replace the existing glazed doors that open onto the external staircase and patio, so they will not increase overlooking from the current situation.

4.1.3

The west flank wall of the extension will be painted white to reflect light into the new patio area and lower ground floor playroom. This will match the white painted wall of the semi-detached pair as seen in photograph 1.1 in Appendix A.

4.2 Works to lower ground floor playroom

4.2.1 A new 2.1m wide glazed french window is to be introduced to the lower ground floor north facade to increase the quantity of light into the lower ground floor playroom. The window will be made with white painted timber mullions to match to the existing sash windows of the rear facade, as per the pre-planning advice (Appendix B.)

4.2.2 The patio is to be extended outwards, requiring the lowering of the garden by approximately 650mm so that the level of the patio is flush with the level of the lower ground floor. The extent of the patio will be similar to the recently approved works to the garden at 30 Rochester Road.

4.3 Works to the side passageway and front garden

4.3.1 A new timber structure with roof and single ply membrane will be erected to cover the side passageway to the east of the house. The roof will not be visible to the street, in the manner of many of the other houses in the same cluster of villas including at 30 Rochester Road, which was recently granted planning. This will provide space for bicycles, prams and garden equipment.

4.3.2 A new discreet black painted timber bin shed is proposed to the front garden for ease of refuse collection, which will conceal the bins and recycling. The shed will be grown over with climbing plants to further conceal it from the road.

4.4 Restoration of front facade

4.4.1 The front facade of the house will be patched and restored where necessary and the current bright shade of blue is to be replaced with a more subtle blue-grey.

Appendix A Site Photos



1.0 South elevation



1.1 View of three storey rear extension to the west at 28 Rochester Road



1.2 View of three storey rear extension to the east at 24 Rochester Road

Appendix A Site Photos



1.3 North elevation



1.4 Garden window and mini patio to be replaced with glazed french doors and extended patio



1.5 Garden window to be replaced with glazed french doors



1.6 View of garden from first floor window

Appendix A Site Photos



1.7 View into upper ground floor level of extension from main house



1.8 Upper ground floor level of extension



1.9 View into lower ground floor level of extension from main house



1.10 Lower ground floor level of extension

Appendix B Preplanning feedback

Date: 25/05/2017
Our Ref: 2017/2328/PRE

Contact: Obote Hope
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Email: tanya@vppr.co.uk

Dear Tatianna von Preussen,

Town and Country Planning Act 1990 (as amended)
RESPONSE TO PRE-APPLICATION ENQUIRY REF 2017/1526/PRE
Site: Re: 25 Rochester Road, London, NW1 9JU

Thank you for your pre-application enquiry received on the 26th April 2017, regarding the above site and the revised elevation plan on the 22nd May 2017.

1. Proposal

Pre-application advice is sought for the demolition of the existing two-storey "closet wing" extension and erection of a new three-storey rear extension with mono-pitched roof following excavation works at ground floor level for new lightwell, demolition of the existing external staircase and replacement of the existing window with new door at lower-ground floor level.

2. Site description

The application site relates to a three storey plus basement semi-detached property located on the north side of Rochester Road to the east of Camden Road. The host building is within Rochester CAAC Conservation Area and is identified as making a positive contribution to the conservation area.

3. Relevant planning history

The following planning history is relevant to this site:

N/A

Other relevant site

24 Rochester Road

- **2005/5233/P** – Planning permission was granted for: Erection of an additional storey over the existing two-storey side and rear extension, and replacement of the existing single-storey rear conservatory extension with new glazed extension all for additional habitable room for the existing dwellinghouse (Class C3).

23 Rochester Road

- **2014/4559/P** - Planning permission was granted for: Excavation of basement beneath the footprint of the existing building, and part of the rear garden, and erection of single storey rear extension to create additional floorspace in connection with the



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existing lower ground floor flat (Class C3). Creation of front and rear lightwells, and associated external alterations.

4. Relevant policies and guidance

The relevant policies that would apply to this proposal are taken from the London Borough of Camden Local Development Framework (Core Strategy and Development Policy documents) as adopted on 8th November 2010, The London Plan 2016 and the NPPF (2012). The following policies will be taken into consideration:

National Planning Policy Framework (2012)

London Plan (2016)

Policy 7.4 – Local Character
Policy 7.6 – Architecture

Local Development Framework

Core Strategy (2010)

- CS5 – Managing the impact of growth and development
- CS6 – Providing quality homes
- CS14 – Promoting high quality places and conserving our heritage

Development Policies (2010)

- DP22 - Promoting sustainable design and construction
- DP24 – Securing high quality design
- DP25 - Conserving Camden's heritage
- DP26 - Managing the impact of development on occupiers and neighbours
- DP27 – Basement and lightwell
- DP28 – Noise and Vibration

Supplementary Guidance

- CPG 1 – Design 2015
- CPG 3 – Sustainability 2015
- CPG 6 – Amenity 2011

Rochester Conservation Area Statement 2001

Site Constraints
N/A

4.1 Emerging policy:

It is anticipated that the Inspector's report on the Local Plan will be published on 15 May 2017 and it will conclude that the plan is 'sound' subject to modifications being made to the Plan. While the determination of planning applications should continue to be made in accordance with the existing development plan until formal adoption, substantial weight may be attached to the relevant policies of the emerging plan as a material consideration following publication of the Inspector's report, subject to any relevant recommended modifications in the Inspector's report.

The following policies are considered to be relevant:

- Policy A1 Managing the impact of development
- Policy A5 Basement

Appendix B Preplanning feedback

- Policy D2 Heritage

The above policies can be found on our website [here](#).

5. Assessment

The main issues to consider in this case are as follows:

- Design and heritage;
- Impact on the amenity of adjoining occupiers;

6.0 First floor rear extension

- 6.1 The Council's design policies are aimed at achieving the highest standard of design in all developments. The following considerations contained within policy DP24 are relevant to the application: development should consider the character, setting, context and the form and scale of neighbouring buildings, and the quality of materials to be used. Policy D1 (Design) and D2 (Heritage) states that within conservation areas, the Council will only grant permission for development that 'preserves and enhances' its established character and appearance
- 6.2 The Rochester Conservation Area statement advises the original historic pattern of rear elevations within a street or group of buildings is an integral part of the character of the area and as such, the rear extensions will not be acceptable where they would diverge significantly from the historic pattern.
- 6.3 CPG1 Design states rear extensions that are insensitively or inappropriately designed can spoil the appearance of a property or group of properties and extensions that are higher than one full storey below roof eaves/parapet level, or that rise above the general height of neighbouring projections and nearby extensions, will be strongly discouraged. The proposal would not be in accordance with CPG 1 for the reason listed above. The covering email submitted with your pre-application advice suggest that the design was based on the bulk and scale of no. 24 Rochester Road rear addition. However, as discussed on site the extension was pre-historic and would not be use as material consideration in this instance. No. 24 (2005/5233/P) consent was granted prior to the launch of the Local Development Framework in 2010, which now has limited weight to the Local Plan 2017 that has been found to be 'sound' by the Planning Inspector and would be formally adopted in June 2017 which has substantial weight.
- 6.4 The application site is paired with no. 26 Rochester Road and both properties are similar in design and appearance, which consist of a two storey closet wing extensions at lower and ground floor level. The proposed additional storey is not considered a subordinate addition to the main property nor would the proposed extension respect the existing rhythms, symmetries and uniformity with the neighbour's property. The extension would not be designed to preserve the composition of elevations in regards to its setting with the neighbouring property and disrupt the uniformity of the other properties within close proximity to the host building. Moreover, there is no recent precedent set in regards to three-storey extension rear additions since the Local Development Framework in 2010.
- 6.5 Following the site visit, three proposals were discussed and all three involves excavation work to the rear at ground floor level. It is proposed to excavate for approximately 1.5m for a new lightwell at lower-ground floor level, the stairs leading from the lower to upper ground floor level would be demolished the existing rear window at lower ground floor would be replaced with a new door.

- 6.7. The other two options involves a three-storey rear extension both would be unacceptable due to the points raised in 6.1 to 6.3 above due the height, bulk and scale.

Mansard Roof Extension

- 6.8 The principle of a mansard roof extension was discussed on site to provide a loft conversion for additional residential floorspace would not be supported in principle. CPG1 (Design) states that a roof alteration or addition is likely to be unacceptable where there is an unbroken run of valley roofs for reason of it having an adverse effect on the skyline, the appearance of the building, and/or the surrounding street scene. There are no mansard roof extensions on the group of properties and the roofline appears to be unimpaired.

7.0 Residential Amenity

- 7.1 Policy CS5 and A1 of the Local Plan seeks to protect the amenity of Camden's residents by ensuring the impact of development is fully considered. Furthermore, Policy DP26 seeks to ensure that development protects the quality of life of occupiers and neighbours by only granting permission to development that would not harm the amenity of neighbouring residents. This includes privacy, overlooking, outlook and implications on daylight and sunlight. CPG6 seeks for developments to be "designed to protect the privacy of both new and existing dwellings to a reasonable degree."
- 7.2 The proposed rear extension is not considered to cause harm to neighbours in terms of daylight/sunlight nor overshadowing, the extension would be a full storey below no. 24 rear addition. Overlooking would not increase beyond the existing situation and there would be no impact with privacy as no new windows are proposed to the flank elevation and there would not be an increase in the depth of the proposed extension. As such, the lower-ground and ground floor windows would not exacerbate levels of overlooking.

8.0 Sustainability

- 8.1 LDF Policy DP22 requires developments to incorporate sustainable design and construction measures. Camden Planning Guidance 3 (Sustainability) states that, as a guide, 10% of the development cost should be spent on environmental improvements. Section 4 of CPG3 provides guidance on how existing buildings, including historic building, can be adapted to be more sustainable. Policy CC2 of the Local Plan (Adopting to climate change) ensuring development schemes demonstrate how adaptation measures and sustainable development principles have been incorporated into the design and proposed implementation. In this case, it is considered that a sustainable drainage system (SUDS), draught proofing, energy efficient lighting, insulation and efficient glazing should all be considered for inclusion in the scheme. Please outline how the proposal will respond to the issue of sustainability with reference to the points outlined above.

9.0 Basement excavation

- 9.1 Camden has a comprehensive policy framework dealing with basement applications. Policy DP27 (basements and lightwells) requires developers to demonstrate that proposed basements will not harm the built and natural environment or local amenity, result in flooding or lead to ground instability to both the host and nearby buildings.

Policy A5 of the Local Plan is supported by CPG4: Basements and lightwells. Any application would require a 'Basement Impact Assessment' (BIA) to be submitted, clearly identifying any potential impacts of the proposed scheme on structural stability and the water environment and sets out mitigation measures.

Appendix B Preplanning feedback

- For any other basement applications where the Council feels that independent verification would be appropriate (e.g., where conflicting evidence is provided in response to a proposal).

Detailed guidance is available within CPG4, which is available to view on the Council's website. In particular, it is imperative that the BIA is carried out by suitably qualified professionals and is fully comprehensive of stages 1-4 of the BIA process.

9. Conclusion

Overall, it is considered that the demolition and the construction of the two storey rear extension between lower-ground floor level would be supported in principle. The erection of an additional storey on the two-storey closet wing extension with or without the mono-pitched roof would be unacceptable. This is due to proposal would be a departure from the Local Plan in terms of design and appearance. There is no scope for a mansard roof extension at roof level, the proposed roof extension in terms of the design and setting would not respond creatively to the site and its context due to the pattern of built form.

Please note that the information contained in this letter represents an officer's opinion and is without prejudice to further consideration of this matter by the Development Management section or to the Council's formal decision.

How to submit your application

Please submit your application electronically via the national planning portal. When submitting a planning application, the following information will be required:

- An appropriate fee
- Site location plan
- All existing elevations (including the front and the rear), floor plans and section
- All proposed elevations (including the front and the rear), floor plans and sections
- Elevation drawings showing the neighbouring site in context
- Details of the garden works
- Basement Impact Assessment

After you submit your application and supplementary documentation, it would be useful if you could let me know when you have submitted the application along with the planning portal reference number. I will then pick the application up as the case officer.

All consultation responses will be available to view on the Council's website using the planning application search page.

I trust the above provides a useful summary; however should you have any queries about the advice contained in this letter please contact Obote Hope on 020 7974 2555.

Please note that the information contained in this letter represents an officer's opinion and is without prejudice to further consideration of this matter by the Development Management section or to the Council's formal decision.

It is important to us to find out what our customers think about the service we provide. To help, we would be very grateful if you could take a few moments to complete our pre application enquiry survey. We will use the information you give us to monitor and improve our services.

Thank you for using Camden's pre-application advice service.

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