

**1 Rochester Terrace, NW1 9JN**

*Design and Access Statement*

Householder application - July 2018

**Covering statement to accompany:**

**Existing:**

RT A4 Location Plan 1:1250  
RT 00 Site Survey 1:100  
RT 01 Ground Floor Plan existing 1:50  
RT 02 First Floor Plan existing 1:50  
RT 03 Second Floor Plan existing 1:50  
RT 04 Roof Plan existing 1:50  
RT 05 Front Elevation existing 1:50  
RT 06 Side Elevation existing 1:50  
RT 07 Rear Elevation existing 1:50  
RT 08 Section AA existing 1:50

**Proposed:**

RT 1 Ground Floor Plan proposed 1:50  
RT 2 First Floor Plan proposed 1:50  
RT 3 Second Floor Plan proposed 1:50  
RT 4 Roof Plan proposed 1:50  
RT 5 Front Elevation proposed 1:50  
RT 6 Side Elevation proposed 1:50  
RT 7 Rear Elevation proposed 1:50  
RT 8 Section AA proposed 1:50

1 Rochester Terrace Heritage Statement

**Note:**

*Drawings are on A2 format given the size of the site, scaled at 1:50*

### *The Property*

The property is single-family dwelling situated on the corner of Wilmot Place and Rochester Terrace. An accompanying Heritage Statement describes the historic context and significance of the property.

The fabric of the building is yellow stock brick with a white painted rusticated ground floor elevation facing Rochester Square (fig.1). A Victorian single storey side extension omits the use of rustication. First and second storey windows facing the square are ornamented with architraves and a single pediment, utilising details shared with its immediate neighbour, however the scale and arrangement of windows is not symmetrical. A small, planted front garden contains a single car parking space laid to hard standing.

The upper cornice to 1 Rochester Terrace is missing, with all but two chimney pots remaining in place. The roof is covered in slate with a valley and perimeter boxed gutters with rainwater outlets to the rear (garden) façade. The single story Victorian extension has an asphalt roof.



*Fig.1 1Rochester Terrace in context (indicated in red)*

The side elevation (to Wilmot Place) has extensive rebuilding evident in fig.2. Iron soil and vent pipe-work disfigures the elevation, which has a single small window on the second floor. A late twentieth century rebuilt garden wall forms the boundary to Wilmot Place and forms a single story flat roofed extension that incorporates a large pair of garage gates, the space behind which is enclosed with a roof supported on steel columns. A significant area of the garden adjacent to the house is laid to concrete.

Unlike the adjoining house, which was build together with 1 Rochester Terrace, the stair is located to the South-West corner of the house, creating an asymmetrical window arrangement on the garden elevation.



*Fig. 2 Elevations to Wilmot Place (side) and the garden (rear)*

Fig. 2 shows the existing late twentieth century garden extension connected to the main house via a brick-built link, replacing the original rear extension indicated by the raised party wall. A brick built WC addition accessed directly from the main stair (and in contravention of current building regulations) with a diminutive casement window and associated soil pipe-work compromises the presentation of the rear of the house.

The house contains only three rooms on the second floor and two on the first. As an un-modernised property the creation of bathroom provision would require the subdivision of the rooms with the resultant loss of historic legibility and scale of the spaces.

On the ground floor a warren of poorly proportioned rooms of inferior constructional quality constitute the interior of the Victorian side extension (fig.3), the twentieth century addition along Wilmot Place provides a WC/utility room with un-insulated construction and extensive damp penetration (fig.4), a Crittall window faces the garden. Water penetration through the flat rooves is evident throughout the single storey construction.



*Figs. 3, 4 Entrance hall to the Victorian ground floor extension, twentieth century garden extension*

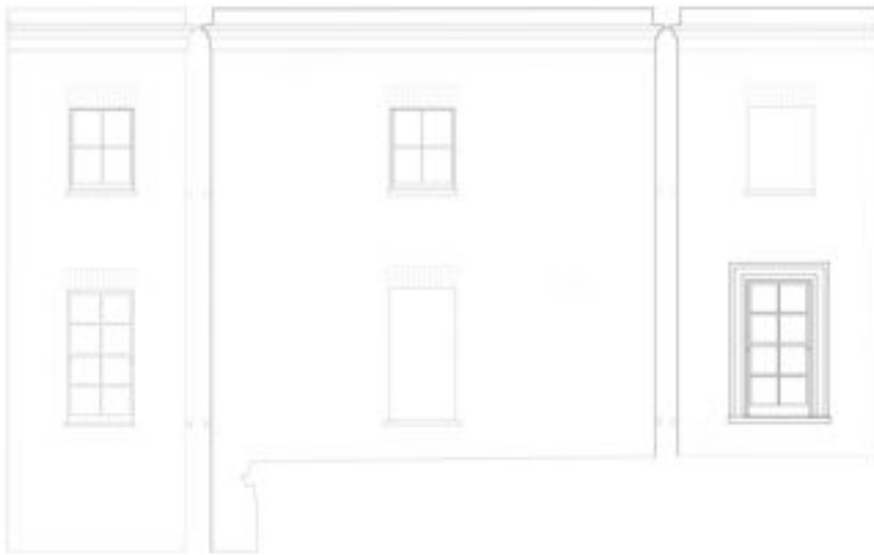
### *The principles of and justification for the proposed works*

The Rochester Conservation Area Statement focuses on appropriate scale, massing and detail for alterations to properties within it. Although 1 Rochester Terrace is unlisted, its original interior is of value and its retention informs the proposal. To deliver contemporary, modest provision of bathrooms, utility and study spaces for a family, and to address the external issues of unsightly brick repair, pipe-work and missing original detail, the proposal defines a subordinate side extension to provide a guest bedroom and two bathrooms for the upper levels. A replacement for the poor quality twentieth century ground floor extension to Wilmot Place is designed to be lower than the existing, re-establishing the importance of the Victorian side extension and presenting a well made brick wall as the street boundary. The WC extension to the first floor landing is to be removed, along with the iron pipe-work to the side elevation, the rainwater pipe-work from the main roof relocated to the party wall side of the garden elevation.

### *External*

The new upper side extension would be constructed in load-bearing 9" brickwork allowing proper detailing of blind windows and arches, in a matching Flemish bond using lime mortar to avoid expansion joints. The pointing is to be bagged not weather-struck. A cornice derived from the original (which is present on the adjoining property) is run around the extension, the original cornice to the main house is reinstated and reconnected to its neighbour. The dimensions of the extension ensure the window disposition relates symmetrically to the existing front door, and its massing is set back significantly from the front elevation, remaining subordinate to the main house. The alignment of the side extension in parallel to the property line on Wilmot Place, meaning the garden elevation of the extension is marginally narrower than the elevation to Rochester Terrace/the Square.

The organisation of the windows to the proposed extension draws on the scale and detail of the existing. On the front elevation the narrow second floor window and architrave is used to connect the formal first floor pedimented window to the new extension and maintain the ornamentation of upper windows facing the Square. On the second floor the scale of the window is deliberately small to indicate a minor role in the elevation, and is blind as per the ground floor window below it.



*Fig.5 Unfolded elevations of the proposed side extension – garden/side/front*

The window to the second floor side elevation echoes the existing side elevation window (fig.6) and is centrally located to the doorway into the extension from the house stair, below is a blind window scaled to the front elevation, allowing the division of the extension into two bathrooms on the first floor. Flat brick voussoirs form the arches to the new windows as per the existing windows. To the rear elevation the existing stair window (identical to the narrow front elevation window – fig.7) is replicated without the architrave, a duplicate of the side window is above it creating continuity of scale at the second floor on all sides.



*Figs. 6, 7 Existing side window second floor, existing stair window above current WC entry door*

The removal of the landing WC allows the conversion and realignment of its entrance door to become a second stair window, duplicating the existing stair window above.

The language of the fenestration is entirely derived from the house, with two-over-two sash windows at second floor, four-over-four at first floor.

### *Internal*

To create a sequence of well-proportioned spaces upon entry from the retained front door, the ground floor is reordered to provide a decent hallway, a cloakroom for coats and bicycles and a laundry/utility room connected to the kitchen, together with a small ground floor WC/shower room. A new study/homework room replaces the existing WC/utility room and roofed over carport with a window desk facing the garden.

The Kitchen and dining area are reversed, allowing the existing glazed ground floor extension to be connected to the main house and insulated as a living room that connects properly with the garden. The current living room is divorced from the garden.

### *The impact of the proposal on the setting of adjacent buildings*

Rochester Terrace: The reinstatement of a complete cornice will enhance the relation between 1 Rochester Terrace and its immediate neighbour. The language used on the new extension is derived from that of both houses, and in setting back the extension elevation facing the Square there will be an insignificant impact on the massing and presentation to Rochester Terrace. The modern replacement sashes to the second floor main window will be replaced in timber with a glazing bar arrangement that matches the original first and ground floor pattern. Modern chimney pots and inserts to be replaced with pots to match.

Wilmot Place: The existing poor brickwork repair and chaotic soil and vent pipe-work are detrimental to the quality of the conservation area, with missing detail such as the cornice (replaced by flat white painted cement render) detrimental to the presentation of the street. The extension to the side of 1 Rochester Terrace is set back from the existing ground floor such that its presence will be secondary to the existing ground floor, with the orientation and distance to the houses opposite such that no overshadowing will take place. The presence of the existing window on the second floor is maintained on the new extension, so no new overlooking situation is created. The houses on Wilmot Place adjoining the end of 1 Rochester Terrace's garden are a significant distance from the house, face away from it and will receive no disbenefit from the proposal.

### *The steps that have been taken to minimise any adverse impacts on the building*

Structural considerations have been made prior to finalising the design in order to minimize or obviate interventions on the original fabric of the house. The structural alterations are restricted to internal floors and the side elevation, meaning that no party wall agreements will be required. The groundwork to the side extension is all within the property line and will have no impact on the pavement to Wilmot Place. Works to the side elevation will include stabilization of the existing house, which has historic subsidence evident in sloped internal floors and uneven brick coursing.

The use of 9" brickwork and a matching lime mortar will allow the new extension to move seasonally in sympathy with the original house and avoid the use of inappropriate stretcher bond cavity construction or brick slips.

### *Access statement*

The stepped entrance door remains unchanged by the proposed alterations, the stair is similarly retained in its entirety. A ground floor WC is provided for ambulant disabled users.

### *Affordable Housing Statement*

Single dwelling application – not applicable.

### *Air Quality Assessment*

Single dwelling application in area of reasonable air quality – not applicable.

### *Archaeological assessment*

No groundwork's below the level of existing construction to take place – not applicable.

### *Basement Development*

No groundwork's below the level of existing construction to take place – not applicable.

### *Biodiversity Survey*

No building work outside areas of existing construction – not applicable.

### *Community Infrastructure Levy*

Less than 100m<sup>2</sup> added to the existing dwelling – not applicable.

### *Contaminated Land Assessment*

The property was built on Greenfield land so a contamination survey is not provided.

### *Crime Impact Statement*

Single dwelling application – not applicable.

### *Daylight and Sunlight Assessment*

A daylight analysis is not included as the proposed extension has no overshadowing impact on the adjoining properties.

### *Environmental Impact Assessment*

Given the size, nature and location of the proposal an EIA is not included.

### *Heritage Statement*

The property is not listed, however a Heritage Statement is included in the application to address the buildings history and context within the Rochester Conservation Area.

### *London View management Framework Assessment*

The proposal does not affect relevant view corridors so an assessment is not included.

### *Lifetime Homes and Wheelchair Housing Statement*

An extension to an existing dwelling with a stepped entrance, a Lifetime Homes Statement is not included.

### *Lighting Assessment*

No external lighting is proposed.

### *Noise, Vibration and Ventilation Assessment*

The application does not involve the installation of plant or equipment.

### *Parking Arrangement Plan*

Existing on-site parking within the front garden area will remain as existing.



### *Sustainable Drainage Systems*

All drainage arrangements from the site to street sewer remain as existing. 23 square metres of drained hard standing is returned to planting, alleviating run-off.

### *Sustainability Assessment*

An extension to an existing dwelling, a Sustainability Assessment is not included.

### *Tree Survey/Arboricultural Statement*

No works involving trees are being proposed, with proportionate tree protection to a poor quality Category C tree within the garden indicated on drawing RT 00 Site Survey. No works below ground level within five metres of the tree. The majority of its RPA lies beneath the existing concrete slab, which will be left in place until building works are completed, at which point the 23 square metre slab will be removed and returned to planting to positively benefit the retained trees and the contribution the property makes to the wider provision of habitat within the conservation area.

### *Waste Storage and Collection Plan:*

Waste collection arrangements and refuse storage between collections is incorporated in drawing RT1 within the utility room.

### *Conclusion*

The proposed adjustments to the existing building aims to provide comfortable and well-scaled spaces for family use, and re-present the house to the Conservation area using appropriate materials, workmanship and details derived from the existing house, arranged proportionally to the scale of the streetscape.