

# Design and access statement

27 Rochester Square, Camden, London, NW1 9SA  
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## **Design Statement, 27 Rochester Square**

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## **Design Statement, 27 Rochester Square**

### **1.0 INTRODUCTION**

- 1.1 Visual Box Ltd have been instructed to prepare architectural designs for the application site, which consists of the demolition of an existing garden annex, and the erection of a new annex to form ancillary space to the main dwelling house.
- 1.2 The client's design brief is to create a high quality garden building from sustainable materials by demolishing and replacing the existing out building.

### **2.0 SITE DESCRIPTION AND CONTEXT**

- 2.1 The application site is located at 27 Rochester Square, London NW1 9SA, and falls within the Camden Square conservation area. This application relates solely to the rear garden of the property which cannot be viewed from the street scene. As such the proposals are not deemed to impact on the setting of the conservation area.
- 2.2 As discussed the proposals replace an existing building located on the rear boundary of the garden. The proposal is to create a single storey building constructed from local stock brickwork, stone, and timber framed windows. The roof is to be flat and finished in pea gravel. Further more the development is situated at the end of a large garden, far away from the host and neighbouring house's.

### **3.0 SUMMARY AND CONCLUSION**

- 4.1 The proposals have been developed with the retention of the sites character in mind whilst ensuring that the integrity of the conservation area will not be undermined. The proposed building will be constructed from high quality, natural materials sourced from sustainable suppliers
- 4.2 The proposed plans will preserve and enhance the conservation area.