

My clients are presently engaged in reordering the interior of the above, repairing the fabric and redecorating inside and out. This Design and Access Statement refers to the Householder Application for consent to make alterations to the window openings in the existing rear extension of the house.

DESIGN



REAR
EXISTING ELEVATIONS:

FRONT

Two significantly enlarged existing openings and two new smaller windows are proposed.

The main body of the house, the western half of a semi-detached pair, dates from the 1840's, is three storeys high and contains two principal rooms on each floor. The front elevation is rendered and painted. The rear and flank elevations are in fair-faced London stocks and all the main windows are double hung sliding sash windows.

The rear extension is two storeys high and by its style of brickwork, recovered London stocks, oversized raked bed joints and aluminium sliding windows appears to date from the 1970's. On-line planning records are unhelpful here. However, the extension will continue, as previously, to provide service spaces adjunct to the main accommodation, a utility room at lower ground level and the kitchen above.

The layout proposes that the principle rooms on the upper ground floor should be used as we imagine was originally intended, that is as reception rooms, dining and living. The complex cornices in these rooms were extensively restored and cleaned by the previous owner and the joinery is intact. The kitchen is in the adjacent room and occupies the extension.



REAR ELEVATION

The difficulty with this arrangement is that the available space for the kitchen is defined by the width of the hall and the existing rear extension and this gives us a long narrow space hardly sympathetic to current practice of the kitchen being a social space. This condition is exacerbated by the wall between the kitchen and dining room. We wish to retain this to preserve the shape, volume and detail of the latter space but in doing so we increase the cook's sense of detachment from a family room.

To ameliorate this, we propose to give the kitchen a little breathing space by replacing the existing aluminium slider in the extension with a projecting bay window and window seat. The bay (W9) is to be glazed with double hung sash windows. These reflect to a small extent the precedent set by the conservatory built on the extension of the neighbouring house.

General arrangement and detail of W5 and W9 are shown in the drawings numbered 822.19A and 21A.

To provide a view of the garden while cooking, a small window (W3) is proposed for the North wall, adjacent to the existing door to the deck.

In the utility room below, we propose to open the space up to the patio and east light by removing the aluminium slider, increasing the opening height and inserting timber sliding doors (W5).

On the north side we propose a double hung sash window (W4) which will give some oversight of the garden and, when utility room door is open, a glimpse of the garden on the axis of the hall.

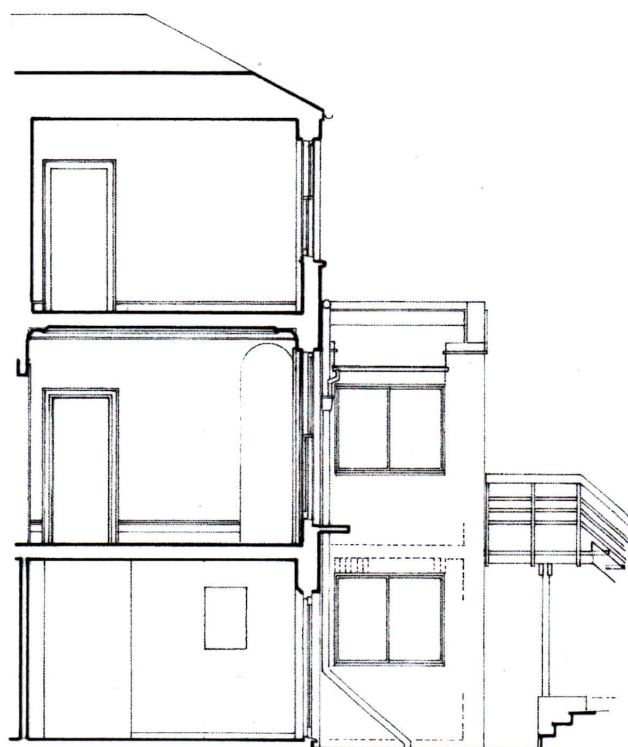
All of the new windows will be in hardwood and painted white to match other external joinery in the house.



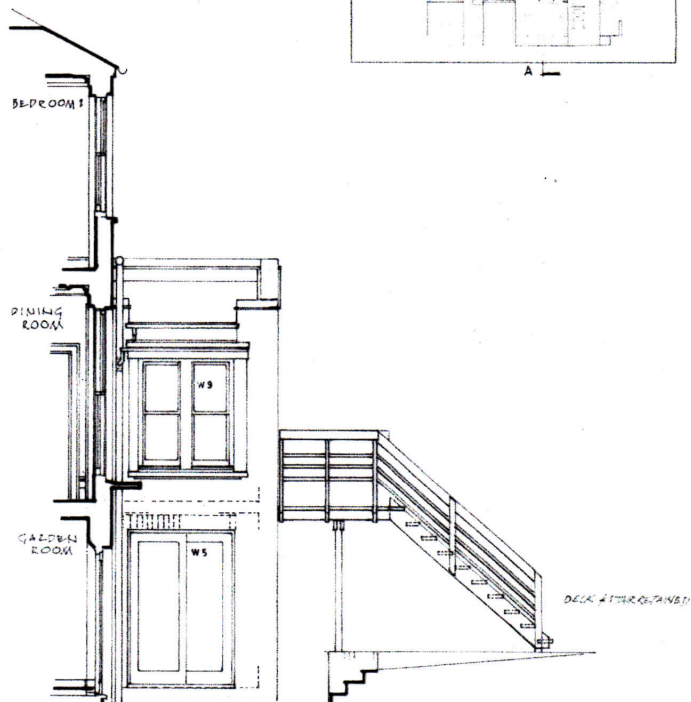
SKETCH OF KITCHEN WITH
WINDOW SEAT AND SMALL
WINDOW ADJACENT TO THE
EXISTING DOOR



CONSERVATORY EXTENSION AT
NO 14 ROCHESTER ROAD

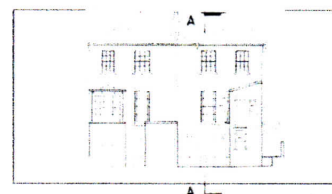


EXISTING



PROPOSED.

ON SECTION AA: REAR EXTENSION - EAST ELEVATION



15 ROCHESTER ROAD LONDON NW1 9JH
 REAR EXTENSION - EAST ELEVATION
 EXISTING & PROPOSED WINDOWS W4, W5 & W9
 Scale: 1:50 at A3 October 2018
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 DRAWING NO. 822.SK.4 REVISION:



Nº 14 ROCHESTER ROAD - EXISTING.
 NORTH ELEVATION

Nº 15 PROPOSED. (DECK & STAIRS OMITTED FOR CLARITY)

NOS 14 AND 15 ROCHESTER ROAD, NORTH ELEVATION,
 WITH PROPOSED ALTERATIONS TO THE REAR EXTENSION
 OF NO 15.



EXISTING ALUMINIUM
 WINDOWS

ACCESS

The basic design of this house and its relationship to external levels offers little opportunity for passive improvements to the existing access both to the building itself and to the spaces within it.

However, we shall carry out work to overcome the defects in the front steps which subsidence has made hazardous. The replacement of the decayed slab in the side extension also provides an opportunity to make improvements to access and storage of a pram which is a requirement of the brief.

In respect of possible future improvements to disabled access, we note that our neighbour has managed to instal a chair lift to overcome the obstruction offered by the steps up to the front door. Internal installation of chair lifts between levels should likewise not present a problem. The existing early Victorian door opening are generally 796 and 804mm wide between door stops and exceed the minimum demanded by Part M4(1) of the Building Regulations.