



Design and Access Statement

**8 Rochester Road
London
NW1 9JH**

Prepared on behalf of
Clarion Housing Group
Level 6
6 More London Place
Tooley Street
London
SE1 2DA

Job No: 30668
Date: 23rd October 2018

Design and Access Statement

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Level 6
6 More London Place
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Prepared By: James Suleman BSc (Hons)

Authorised for Issue:

Version	Issue Date	Reason for Issue
-	23 rd October 2018	To accompany Planning Application
	12 th February 2019	Revised as planners request all replacement windows to be in timber

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1.0 Introduction

1.1 General

- 1.1.1 This Design and Access Statement has been prepared by Baily Garner on behalf of Clarion Housing Group. It accompanies the full planning application for the removal of existing single-glazed timber windows / doors to the property and replacement with like for like timber windows / doors to the all elevation of the property. All timber replacement windows to be compliant to BS644:2012.
- 1.1.2 This report responds to the requirements of the Town and Country Planning (General Development Procedure) (Amendment) (England) Order 2006 (the GDPO) for planning applications (with some exceptions) to be accompanied by a Design and Access Statement.
- 1.1.3 The structure and content of the statement has been informed by DCLG Circular 01/2006 Guidance on Changes to the Development Control System (12 June 2006) and Design and Access Statements: How to Write, Read and Use Them (CABE, 2007). Together these have provided advice on what a Design and Access Statement should include.

1.2 Structure of the Statement

- 1.2.1 Based on the Circular 01/2006 and CABE advice, the following sections of the Statement comprise:
- Section 2.0 - Understanding the Context
 - Section 3.0 - Design
 - Description of Proposal, Use, Layout, Scale and Appearance
 - Section 4.0 - Access
 - Section 5.0 - Summary and Conclusion

2.0 Understanding the Context

2.1 Site Description

- 2.1.1 8 Rochester Road is a four storey end of terrace Georgian property converted to provide three self-contained flats. The four storeys are lower ground, ground, first and second floor.
- 2.1.2 The property is traditionally constructed with solid walls with yellow stock brickwork with a London roof, although limited access it appears that the roof has artificial slate covering.
- 2.1.3 To the front of the property there is a decorative stucco finish to the external wall from lower ground to ground floor level. There windows to the first and second floors to the front elevation have rendered reveals with a decorated finish. There is a small balcony at to the front window at ground floor level which has a stone floor slab and metal balustrades. The First floor windows have decorative metal window box details at low level that extend to the size of the window cill. To the side elevation from ground to second floor level is a decorated stone quoin detail. There is a rendered parapet wall to the front elevation.
- 2.1.4 Rainwater goods consist of a valley gutter to the roof attached to a PVC downpipe to the rear. Soil pipes are located to the rear of the property and are generally PVC-u. The soil pipe serve the various bathroom and kitchen for the individual properties at the different floor levels.
- 2.1.5 Access to the dwelling is via the main entrance timber door located to the left hand side of the front elevation at upper ground floor level via a concrete staircase with asphalt coverings.

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- 2.1.6 The existing windows are a single glazed double hung timber sash windows to the front with a mixture of single glazed double hung timber sash windows and single glazed timber side opening casement windows to the rear. There is single skylight to the main roof.
- 2.1.7 To the rear of the property there is a private garden accessed from a timber door at ground level via a small staircase and also at lower ground floor level via a timber door.
- 2.1.8 Boundaries to the rear garden are generally timber fence panels and posts.
- 2.1.9 To the front of the property there is a low level brick boundary wall with an opening providing access to the front garden direct from the public foot path.

3.0 Design

3.1 Description of the Proposal

- 3.1.1 The works include the removal of existing single glazed timber windows / doors and replacement with timber double glazed units to match existing to all elevation. All timber replacement windows to be compliant to BS644:2012. The proposal is to replace all existing timber windows / doors within the property.

3.2 Use

- 3.2.1 The property is a converted residential property containing three self-contained dwellings accessed via one main entrance door.
- 3.2.2 The property is not listed, however it is located within a Conservation Area.

3.3 Layout

- 3.3.1 No alterations required to the existing layout of any dwelling.

3.4 Scale

- 3.4.1 No change in scale is proposed and therefore this item is not considered applicable.

3.5 Appearance

- 3.5.1 It is proposed that the fenestration of the new windows will be as close to like-for-like replacement to match the existing style and colour of the previous windows and be in keeping with the area.

4.0 Access

- 4.1.1 No changes to access are proposed and therefore access is considered not applicable.

5.0 Summary

- 5.1.1 The removal of existing single glazed timber windows to be replacement with new timber double glazed units to all elevation. All windows are to match the existing timber window fenestrations.