

# Planning Statement

43 Rochester Road, London, NW1 9JJ

## Context

43 Rochester Road is a property in Camden, London and within the Rochester Conservation Area.

The owners wish to demolish the existing flat roof extension and lean-to, and replace them with a more practical, attractive looking conservatory.

## Proposal

To erect a conservatory to the rear of the property following demolition of the existing rear extension and glazed lean-to.

The proposed conservatory will be 3.8 metres long by 3.3m wide, with a 30-degree hipped roof.

## Scale/Appearance

The proposed conservatory has been carefully designed to suit the appearance of the property and to blend with the surroundings. It will allow more light into the new kitchen area, and provide more open views to the rear garden that the current poorly designed extension rather lacks.

The existing extension/lean-to projects into the garden just over 6.0 metres. The new conservatory will not project as far, at 3.8 metres, leaving much more garden space.

The conservatory will be manufactured in Hampshire using polyester powder coated aluminium, in a graphite grey colour, providing a robust, environmentally sensitive system, whilst maintaining high levels of architectural detail.

The use of aluminium as a material was chosen as it will not deteriorate over time, like timber. The aluminium profiles to be used will match that of a traditional timber structure with the obvious benefit of being low maintenance.

The conservatory will incorporate narrow glazing bars and traditional details that will compliment those used on the main dwelling. See photo on page 3.

If needed, material samples and detail drawings of the aluminium profiles can be provided.

High quality heat retaining glass sealed units are to be fitted to maximise the comfort within the room.

All masonry walls of the glasshouse will be rendered, to match the property.

## Access

The proposal will not alter any existing means of access to the property, whether vehicular or pedestrian.



View from the garden back to the rear of the property



View from the garden towards the boundary with no. 42



Proposed Narrow glazing bar, shown in light blue

## Conclusion

The proposed conservatory is a traditional looking lightweight structure, and in terms of scale and size, it will sit comfortably against the rear of the dwelling and will enhance the character and appearance of the Conservation Area.

The conservatory will be a high quality product that will provide the owners with a more practical space in which to enjoy views to the garden.

## The Marston & Langer Story

For over forty years, Marston & Langer has built an enviable reputation for luxury garden rooms and glasshouses loved by their owners. The founder, Peter Marston, had a passion and vision to blend fine interior design, classic architecture and the outdoors. He has realised his vision by creating classical, bespoke extensions for clients that add an extra dimension to both home and garden.

Now Alitex joins the story. Having led the market in the design and manufacture of high quality aluminium greenhouses, we believe that customers are now seeking glazed structures built from the same low maintenance, exquisitely finished materials - from aluminium made beautiful.

For that reason, Alitex and Marston & Langer pooled their talents and resources to create garden rooms for people who love their homes and gardens, people who don't simply want more space, but a special space.



An example of a Marston & Langer conservatory