39 Rochester Road

Design & Access Statement

London Borough of Camden
22 December 2020

Roach Matthews

Contents

1 Introduction

This document details the proposal for a full ground and partial first floor rear extension as well as internal reconfigurations at 39 Rochester Road, London NW1 9JJ. It has been prepared in support of the planning application and should be read in conjunction with the full set of drawings provided.

The house is located within the London Borough of Camden and Rochester Conservation Area. There have been no previously recorded planning applications relating to the property.

2 Context

2.1 The site

The house is located on the north side of Rochester Road in the Rochester Conservation Area. The house is accessed from the street via a small front garden. There is no separate rear access to the property as the garden backs directly onto the garden of 3 Bartholomew Road.

The property is a three-storey Regency terraced house built around 1850. Along with numbers 38, 37 and 36 it forms a block resembling a larger villa.

The ground floor main mass includes a living room, dining room and WC with the kitchen and utility room forming poor quality single storey extensions. The first floor consists of two bedrooms and a family bathroom split into two wings. On the second floor there are two further bedrooms and loft access. The loft has not been converted to a habitable space.

Aerial view from the Northwest
Source: Apple Maps

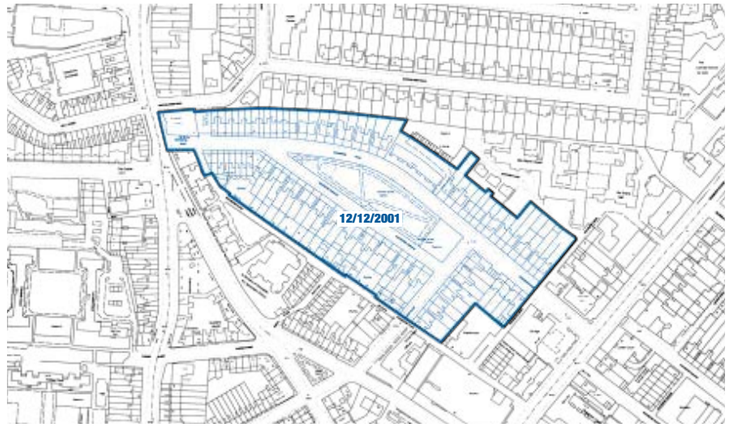
Aerial view from the Southwest
Source: Apple Maps

2.2 Conservation Area

The Rochester Conservation Area was designated in 2001 and is surrounded by the Bartholomew Estate (designated 1992) to the north, Jeffrey's Street (1985) to the south, Kelly Street (1980) to the west and Camden Square (1989) to the east.

The area is characterised by late Georgian and Regency villas and terraces, with Rochester Terrace Gardens at its centre. The Rochester Conservation Area Statement lists No. 39 as a building which makes a positive contribution to the character and appearance of the area.

This proposal seeks to retain the integrity and homogeneity of the property's front elevation.



Map of Rochester Conservation Area showing designation date
Source: Rochester Conservation area statement, London Borough of Camden

2.3 Heritage Statement

The house is not listed and is not in the immediate vicinity of any listed buildings. The Grade II listed Greek Orthodox Cathedral of St Andrew (originally the Church of St Barnabas), built in 1885 and designed by Ewan Christian is located to the west of the house, on the junction of Rochester Road and Kentish Town Road.

The properties on the northwest side of Rochester Road, containing Nos. 45-36, were originally built in three blocks of four and are all three storeys in height. They were grouped to resemble larger villas with Nos. 45-44 as one block, Nos. 43-40 forming the second block and Nos. 39-36 making up the third. They were made from yellow London stock brick and the ground floors were decorated with stucco plasterwork however all houses bar No. 45 now have fully rendered front elevations, painted white, cream or pastel shades.

The Rochester Conservation Area Statement notes that many of the houses have incurred '*peacemeal alterations and unsympathetic painting over the years and... lost many of their original characteristics*'. Significant roof alterations to Nos. 38, 41 & 42 disrupt the symmetry and roofline of the blocks by their scale and bulk. The front elevation of No. 39 has remained largely unaltered save for the full rendering of it's facade. There are no proposed works to the front elevation of the property in this application.

The rear elevations of Nos. 36-38 have been altered, increasing each house's footprint at ground and first floor level. No. 39 has two stock brick single-storey outriggers, one aligned with the neighbouring extension containing the kitchen and a smaller extension containing the utility room. All of the rear elevations have been rendered and save for No. 39 they are all painted white.

Summary of proposed external alterations:

1. Removal of ground floor outriggers
2. Removal of ground floor rear portion of wall
3. Removal of first floor rear portions of wall
4. Replacement of all single-glazed windows (like-for-like, double glazed)

The design proposal is largely limited to the rear ground and first floor of the property and seeks to preserve and enhance the quality of the existing rear elevation. The massing is informed by the adjacent extensions and aims to positively impact the balance and harmony of the terrace.

The materiality of the proposed addition looks to reference and complement the existing property and its materials. The main rear elevation will be painted white to match the other houses in order to re-establish the block's uniformity and rhythm. All existing single-glazed windows are to be replaced in a like-for-like manner with double-glazed units to improve the energy performance of the property.

2 Context

2.4 Planning Policy

A summary of the key planning policies and guidances which have been considered during the design process are outlined below.

National Planning Policy Framework 2019

The London Plan (March 2016)

Camden Local Plan (2017)

A1 Managing the impact of development
D1 Design
D2 Heritage

Camden Planning Guidance

CPG Design (2019)
CPG Altering and extending your home (2019)
CPG Amenity (2018)

Rochester Conservation Area Statement (2001)

2.5 Planning applications

Although 39 Rochester Road has no recorded planning history, there have been a number of applications nearby, as outlined below.

35 Rochester Road

1985 PL/8601127
Erection of an additional storey on the existing three storey rear extension.
2002 PEX0100751/R1
Erection of a single-storey rear extension.

36 Rochester Road

1983 G12/16/47/35408
Erection of a full-width extension at ground floor level to provide kitchen and utility room and an extension at first floor level to provide a bathroom.
2006 2006/2869/P
Replacement of existing rear doorway with window and replacement of existing rear window with doorway (Certificate of Lawfulness).

37 Rochester Road

1981 G12/16/46/32880
Erection of two storey extension at the rear.

38 Rochester Road

1966 CTP/G12/16/3/1749
The erection of a bathroom addition on the ground floor and to the rear.
2012 2012/2231/P
Installation of 12 solar panels to flat top of mansard roof.
2016 2016/2762/P
Erection of single storey part-replacement rear extension and installation of garden access stairs and associated conversion of window to door at first floor level to rear.

40 Rochester Road

2019 2019/4076/P
Conversion of single family dwelling into 2 x self-contained flats and erection of single storey rear extension and first floor side infill extension.

41 Rochester Road

1991 PL/9100759/R1
Erection of mansard extension with front terrace and dormer access.

42 Rochester Road

1989 PL/8802514
Erection of a roof extension.

43 Rochester Road

2019 2019/5205/P
Demolition of rear extension and erection of a single storey rear conservatory.

2.6 Site considerations

Demolition Works

Under the Town and Country Planning Act 1990, permission is not required to demolish a building in a conservation area, which does not exceed 115 cubic metres, or to remove any gate, wall, fence or means of enclosure which is less than one metre high where abutting a highway, or less than two metres high in any other case. The extent of proposed demolition works are within this requirement.

Party Walls

The main massing of the house can be viewed as an end terrace however there is a shared built boundary with the neighbour at No. 40. The works will fall under the Party Wall Act 1996 and the relevant Party Wall notices will be issued to the adjoining owners outlining the proposals.

Daylight & Sunlight

The rear garden is north facing and any proposals are unlikely to impact the amount of sunlight the neighbouring properties will receive. 40 Rochester Road has a consented rear ground floor extension (2019/4076/P) which brings the footprint of the building out to roughly the same extents as No. 38. Further research has been conducted and a Daylight Impact Assessment commissioned, which is described further in this report.

Rainwater & Drainage

The main pitched roof rainwater is expelled onto the first floor flat roof via a gutter and downpipe to the side elevation. A downpipe on the rear elevation expels onto the ground floor pitched roof and discharges into the main sewer via a gulley in the rear garden.

The proposal will use internal rainwater pipes at ground and first floor level to collect surface water and discharge into the ground via a soakaway in the rear garden.

Flood Risk

The site is not situated in a Flood Risk Zone.

Planting & Diversity

The proposal includes significant areas of green sedum roof, a sustainable roof covering which aims to offset the increased footprint of the building and encourage biodiversity.

Ground conditions

Soil investigation has not been carried out yet but will be required as part of the structural design. When appointed, the structural engineer will commission this on behalf of the client.

Historic maps show the site was agricultural farmland prior to the construction of the houses on Rochester Road and Rochester Terrace in the 1840s. There is no evidence of recorded contamination on the site.

2.7 Existing massing

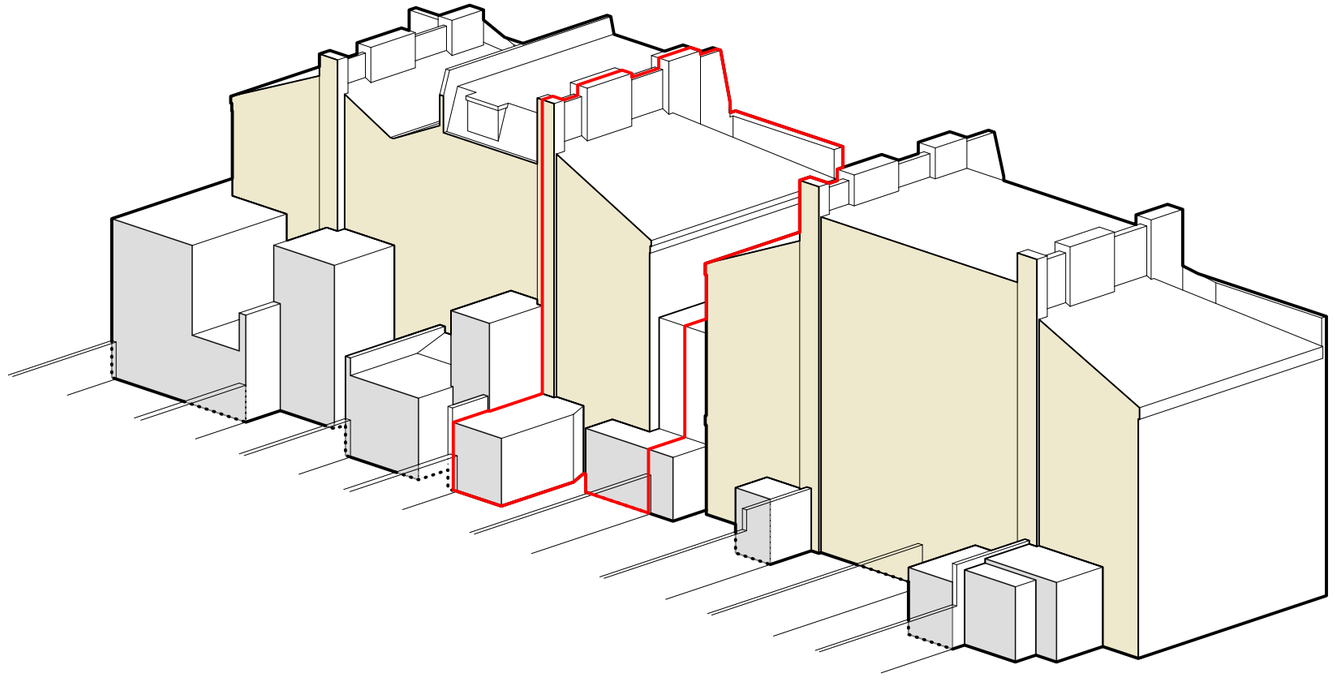
The villa blocks of Nos. 36-39 and Nos. 40-43 largely retain their hierarchical dominance over the ground and first floor extensions with the end properties retaining their symmetrical appearance. Three of the four middle properties have significant roof extensions which alter the rhythm and order of the rear elevation.

Nos. 36, 37 and 38 all have rear extensions at ground and first floor while No. 39 retains it's original kitchen outrigger along with a small utility extension which shares a massing over the party wall with No. 40. Nos. 40 and 42 retain the footprint of their original rear extensions while No. 43 has extended on this.

The space between the two villa blocks is occupied by a two storey infill containing the front doors to Nos. 39 and 40. At first floor level the footprint of the No. 39 infill matches that of the ground floor whereas for No. 40 this is significantly reduced.

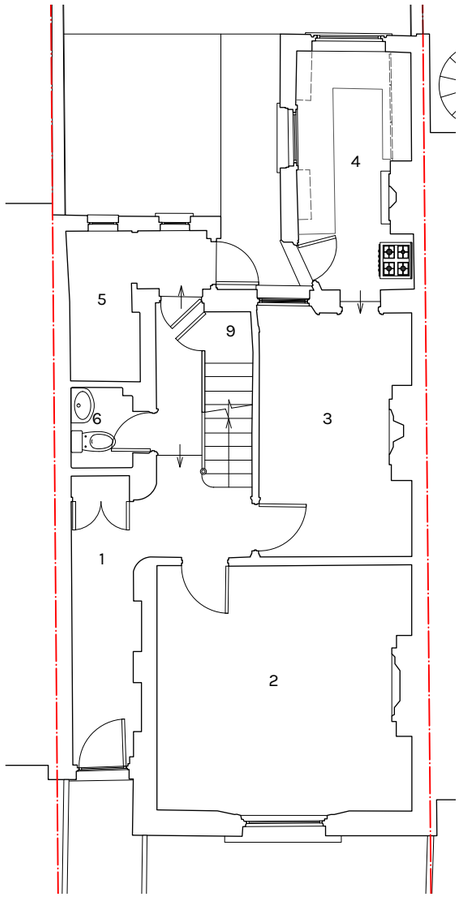
There is a precedent of ground floor extension massings following a common line, offset from the main mass while the first floor volumes protrude a common distance less than the ground floors. The proposal follows this established massing principle.

Existing rear context elevation
Scale 1:200

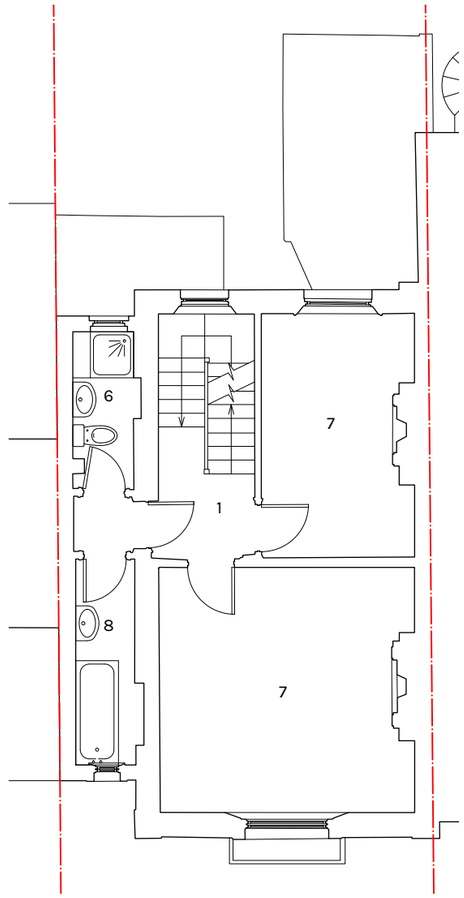


Existing rear axonometric
Scale 1:200

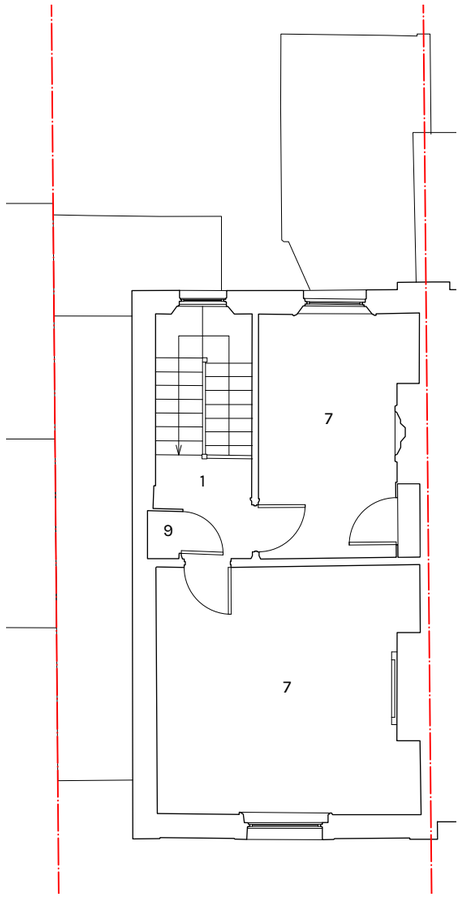
2.8 Existing Plans



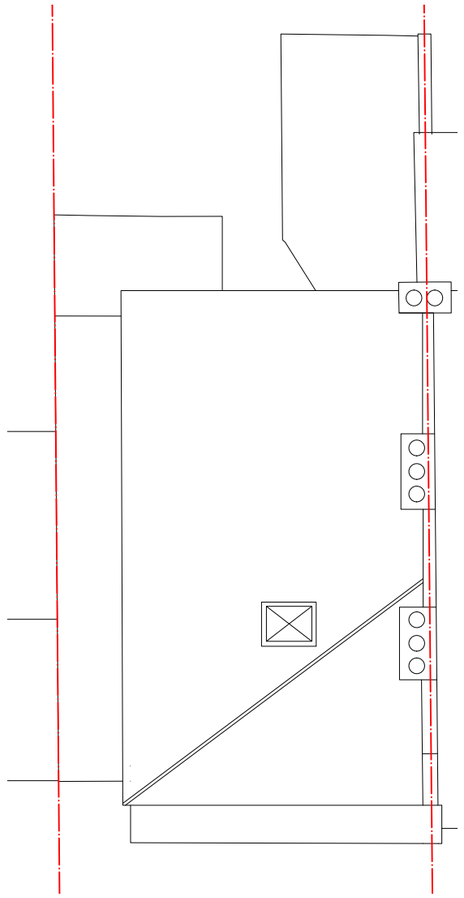
Ground Floor
Scale 1:100



First Floor
Scale 1:100



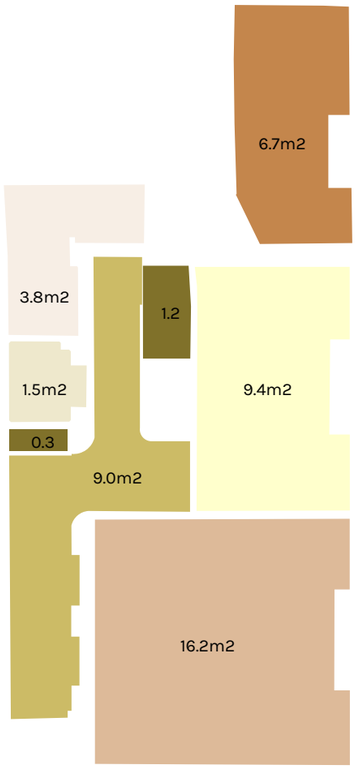
Second Floor
Scale 1:100



Roof
Scale 1:100

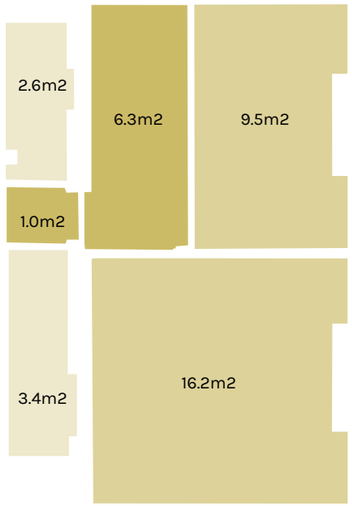
1	Hall
2	Living Room
3	Dining Room
4	Kitchen
5	Laundry Room
6	WC
7	Bedroom
8	Bathroom
9	Storage

2.9 Existing areas



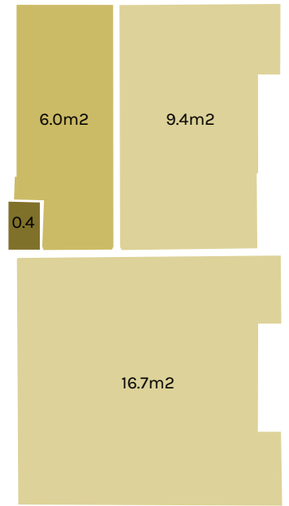
Ground Floor
Scale 1:100

Living	16.2m2
Dining	9.4m2
Kitchen	6.7m2
Laundry	3.8m2
Bathroom	1.5m2
Circulation	9.0m2
Storage	1.5m2
Total net	48.0m2



First Floor
Scale 1:100

Bedrooms	25.7m2
Bathrooms	6.0m2
Circulation	7.4m2
Total net	39.0m2



Second Floor
Scale 1:100

Bedrooms	26.1m2
Circulation	6.0m2
Storage	0.4m2
Total net	32.5m2

2.10 Existing Sections

Section AA
Scale 1:100

Section BB
Scale 1:100

1 Hall
2 Living Room
3 Dining Room
4 Kitchen
5 Laundry Room
6 WC
7 Bedroom
8 Bathroom
9 Storage

2.11 Existing Elevations

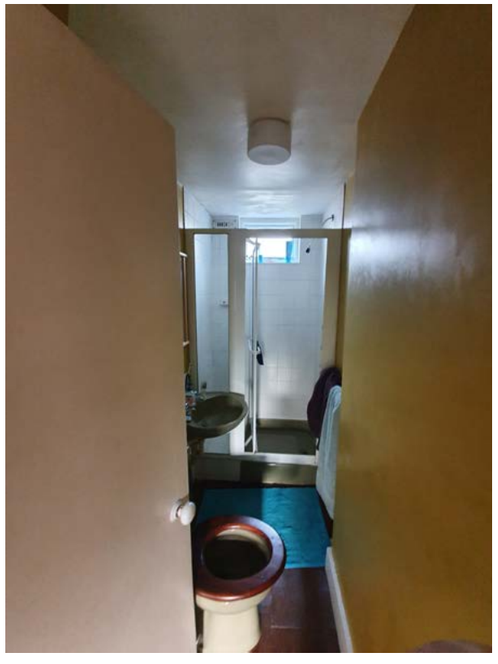
Front Elevation
Scale 1:100

Rear Elevation
Scale 1:100

2.12 Existing Photographs

1 Front elevation

2 Kitchen



3 Bathroom 1

4 Rear elevation

5 Dining room

6 Bathroom 2

2.12 Existing Photographs

7 40 Rochester Road

8 Front massing
Source: Apple Maps

9 36-39 Rochester Road

10 Rear massing
Source: Apple Maps

3 The Proposal

3.1 The Brief and need

The clients invited Roach Matthews to review the existing layout of their house with a view to reconfiguring the existing spaces and potentially extending out to the rear.

The current layout has a series of small interconnected spaces on the ground floor with a narrow dining room and cramped kitchen. The first floor has a family bathroom which is split into two narrow wings which are difficult to navigate. The existing layout is awkward, out dated and not suitable for a young and growing family.

The client's requirements are an open plan kitchen/dining space with strong visual connections to the rear garden as well as a secondary informal living space. A key factor for the client is improving the amount and quality of natural light to the middle rooms.

The key requirements of the brief are:

- Reconfiguration of ground floor to create an open plan kitchen/ dining/living space;
- Accessible and usable family bathroom
- Retention of ground floor WC;
- Provide more natural light into the rear and middle of the ground floor;
- Provision of flexible home working space;
- Remove the chimney breasts where possible to maximise internal space available;
- Increased amount of usable storage;
- Relocation and enlargement of Utility Room;
- Replacement of all single-glazed windows with double-glazed units;
- Modernisation of the interior with efficient heating and a clean aesthetic.

3.2 Constraints and opportunities

Ground Floor

Existing condition

At ground floor the key constraint is the inaccessibility of the kitchen and the small size of the dining room. The hallway feels dark with a large number of doors coming off it.

The garden is accessed either via the kitchen or through the utility room however there is a poor relationship between the property and the rear garden.

On arrival through the front door visitors are greeted with a corridor culminating in a cupboard - all of the rooms are accessed through a further hall to the right.

The ground floor WC is cramped, with the toilet blocking the door from opening fully.

In the kitchen a redundant chimney breast occupies a large portion of the space, disrupting the flow around the room and narrowing the access.

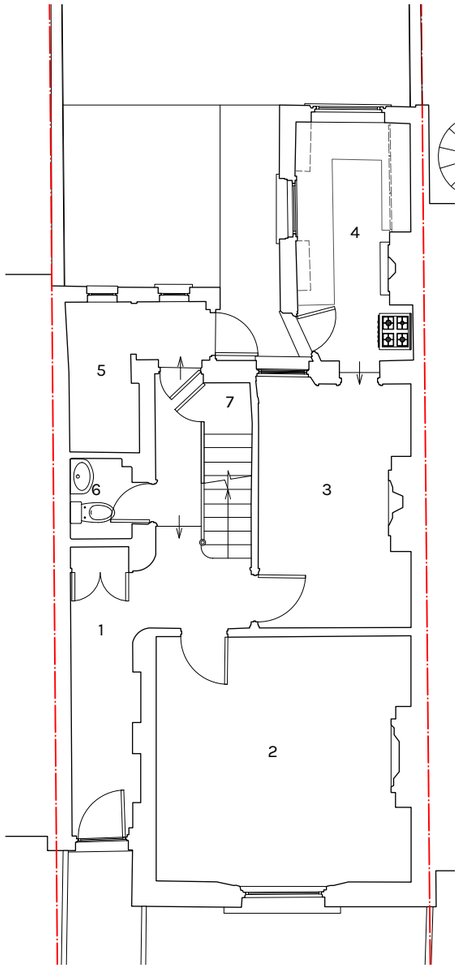
Proposed layout

Extending the footprint the full width of the property along the line of the existing kitchen creates a large, bright and open kitchen/ dining space directly accessed from the main hallway.

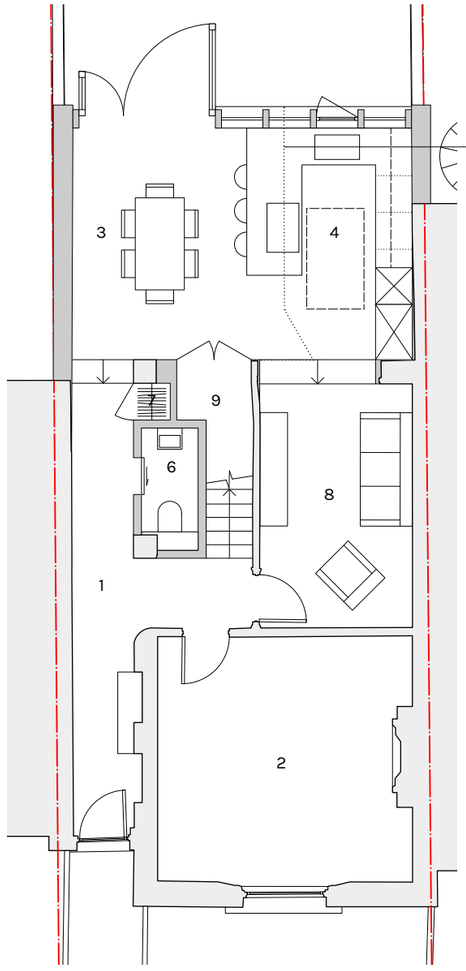
The existing dining room is converted into a secondary reception room with direct access to the kitchen and hallway. The large glazing to the garden, rooflight above and widened doorway bring natural light further into the plan.

When entering the property from the front door you are greeted with a view out to the rear garden, made possible by the relocation of the WC next to the stair.

The living room is retained in it's original configuration with no significant alterations.



Existing Ground Floor
Scale 1:100



Proposed Ground Floor
Scale 1:100

1 Hall
2 Living Room
3 Dining Room
4 Kitchen
5 Laundry Room
6 WC
7 Storage
8 Family Room
9 Larder

3.2 Constraints and opportunities

First Floor

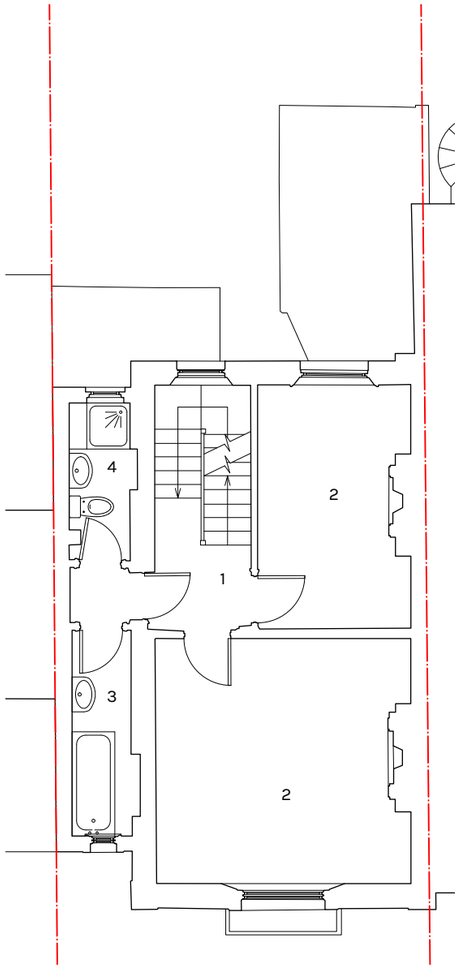
Existing condition

The key constraint of the first floor is the family bathroom spread across two narrow spaces accessed via the main hallway. The lack of space makes the rooms almost unusable and movement around the fittings is cumbersome.

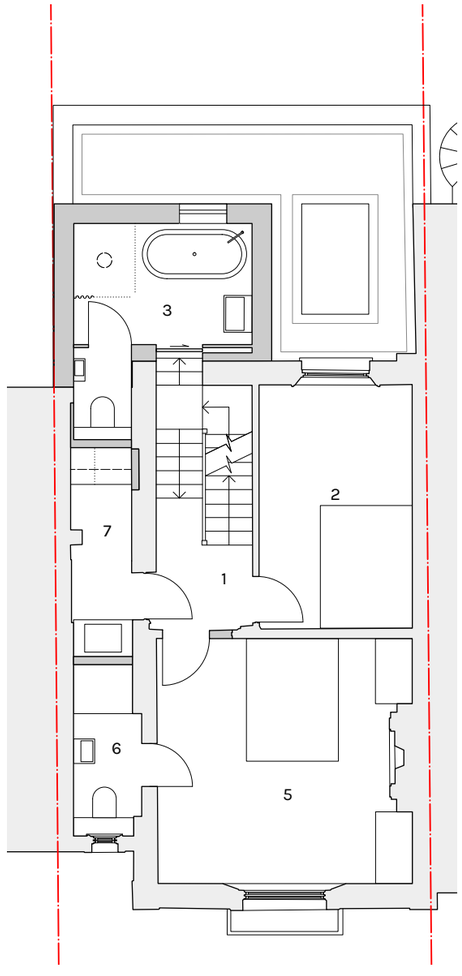
Proposed layout

A half-width extension to the first floor contains the combined and enlarged family bathroom, accessed off the stair landing. This bathroom is served by a large window matching the width of the existing window to the stair.

The spaces previously occupied by the wings of the family bathroom will be filled by a utility room accessed from the main stair and an en-suite bathroom serving the master bedroom to the front of the property.



Existing First Floor
Scale 1:100



Proposed Ground Floor
Scale 1:100

1 Hall
2 Bedroom
3 Bathroom
4 WC
5 Master Bedroom
6 En-suite
7 Utility Room

3.3 Pre-application feedback

Pre-application feedback was sought from the London Borough of Camden in the summer of 2020. Due to the Coronavirus pandemic a site visit was not possible however pre-application discussions were held with Planning Officer Joshua Ogunleye on 5 October 2020.

The page demonstrates the evolution of the rear elevation massing following these discussions and subsequent feedback received on 16 November 2020 (ref 2020/3504/PRE). For the full report see Appendix A.

The originally submitted proposal presented a full-width first floor extension, set back from the ground floor extension and aligning with the neighbouring mass. The articulation of this first floor mass sought to respond to and reference the original window layout of the property's main mass.

Through conversations with the Planning Officer the extent of the first floor massing was deemed inappropriate for the context. Following these discussions a revised layout and massing was submitted in October 2020. This featured a reduced width first floor mass, roughly half the width of the ground floor.

The feedback received commented that while the size of the first floor mass was appropriate, its location along the boundary with No. 38 and mirroring its mass was not:

'*Whilst the reduction in the proposed 1st floor extension's width is an improvement, on considering this in the context of the terrace of 4 properties (36-39 Rochester Road), an extension of the size and positioning as currently shown would not relate to the vocabulary of the group as a whole.*'

The Planning Officer went on to suggest that moving the mass to the opposite side would be more favourable as this would be more in keeping with the block and also retain the large window to the first floor bedroom:

'*A half-width extension could however be supported on the opposing side of the elevation projecting off the stairwell. It is likely to be acceptable for this extension to follow the footprint of the ground floor extension wrap given that this mirrors the situation at the opposing end of the terrace at No. 36; and provided it can be demonstrated that there are no adverse daylight or sense of enclosure impacts on No. 40.*'

A Daylight Impact Assessment was conducted and the resulting report found that the proposal will have no adverse impact on No.40. For the full report see Appendix B.

Finally, the Planning Officer commented that the materiality was deemed appropriate for the context:

'*The design approach for the extension constructed with white rendered stock bricks and large timber framed glazing panels is considered acceptable being complementary to the vernacular within this setting... ...[T]he proposed materials and design would have an acceptable impact on the host property's character and appearance.*'

1 Pre-application
Full width first floor

August 2020
Scale 1:100

2 Pre-application revision
Reduced width mirrored first floor

October 2020

3 Planning application (current)
Symmetrical first floor

December 2020

3.4 Proposed massing

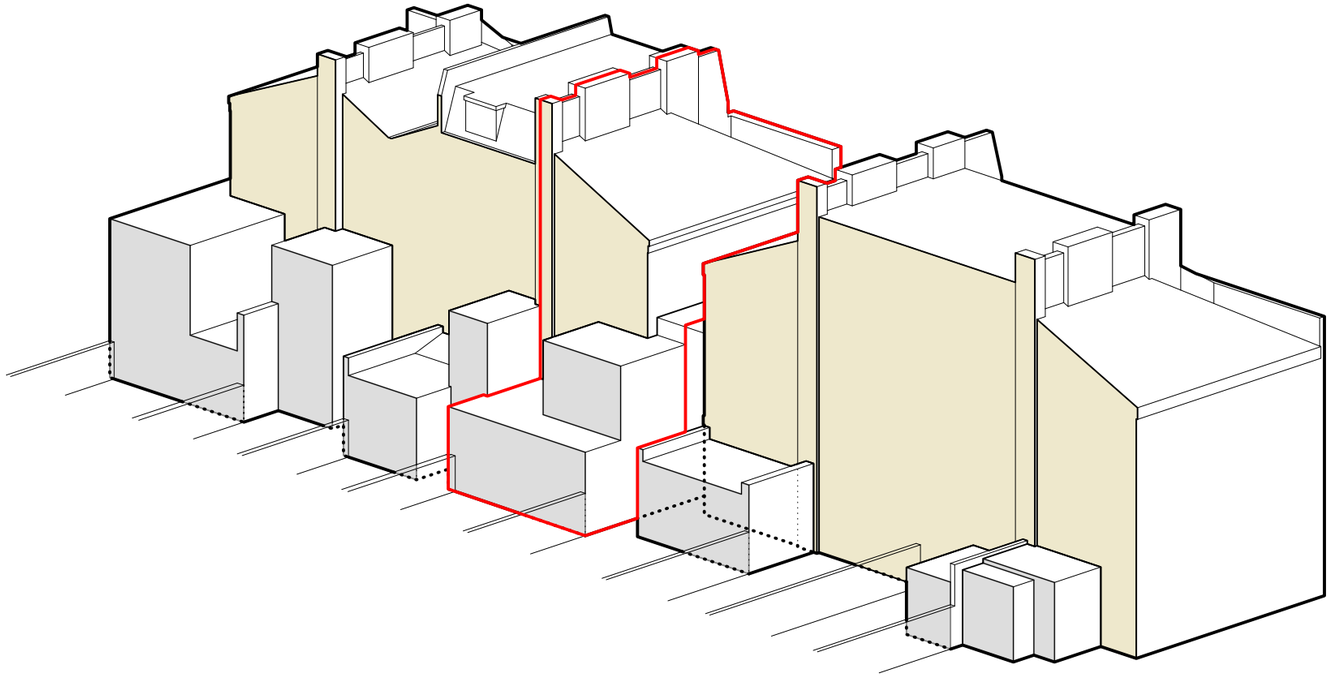
The massing of the rear extension responds directly to the immediate neighbours, one of whom (no. 38) has already extended their property. The recently consented scheme for No. 40 (2018/0144/P) features a wide single storey extension mimicking that of No. 38.

The proposed ground and first floor extents align with those of the No. 38 extension and improves the order and clarity of the rear elevation. The relative heights are matched to the neighbouring property where appropriate.

On the ground floor there are generous windows, making the most of the north light and views to the garden.

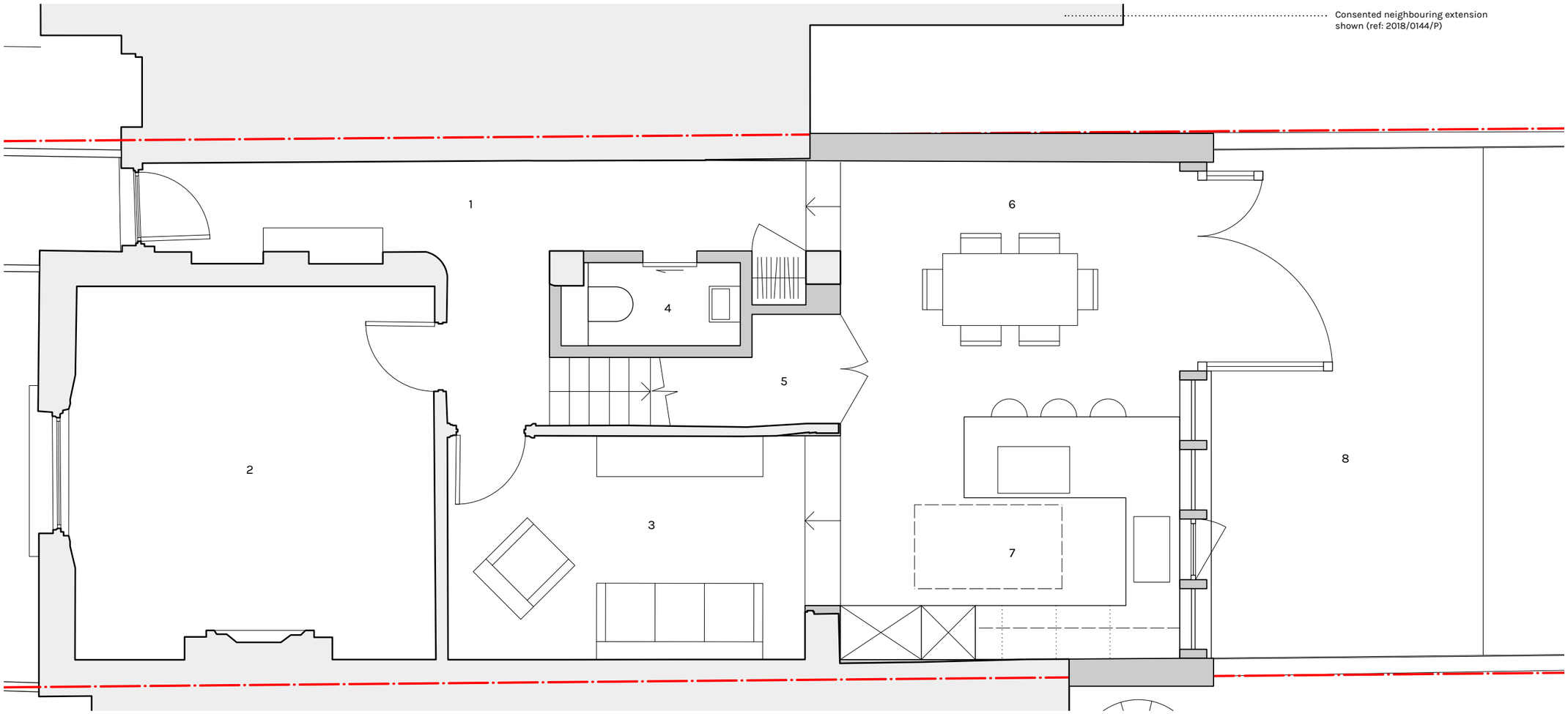
In line with Pre-application advice, the first floor mass is located off the staircase side of the property. The Planning Officer commented that Nos. 36, 37 and 38 all have a first floor 'closet' wing extension projecting off their stairwell. The proposed first floor follows the order, re-establishing the symmetry of the block.

Proposed rear context elevation
Scale 1:200



Proposed rear axonometric
Scale 1:200

3.5 Proposed layouts



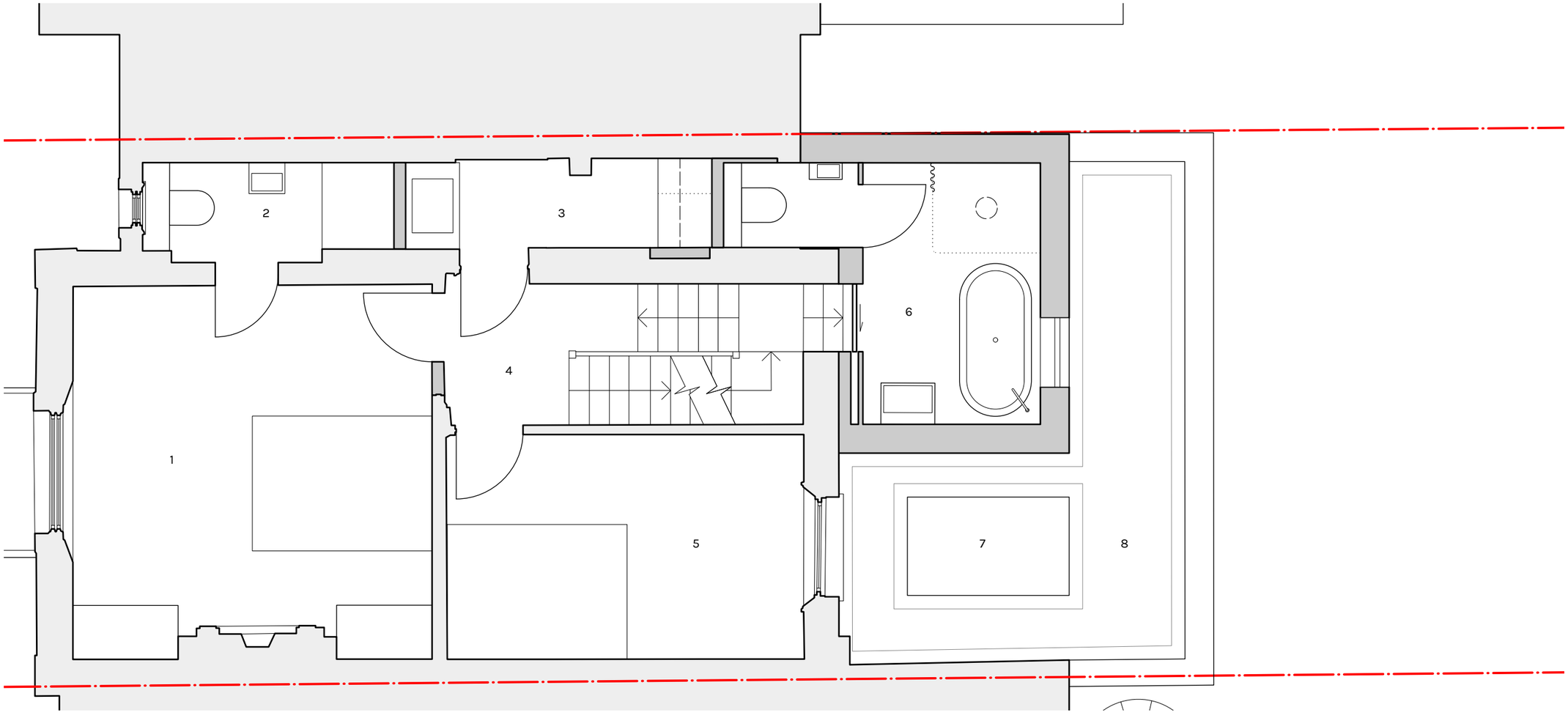
Ground Floor
Scale 1:50

1	Hallway	5	Larder
2	Living Room	6	Dining
3	Family Room	7	Kitchen
4	WC	8	Garden

Existing walls

Proposed walls

3.5 Proposed layouts



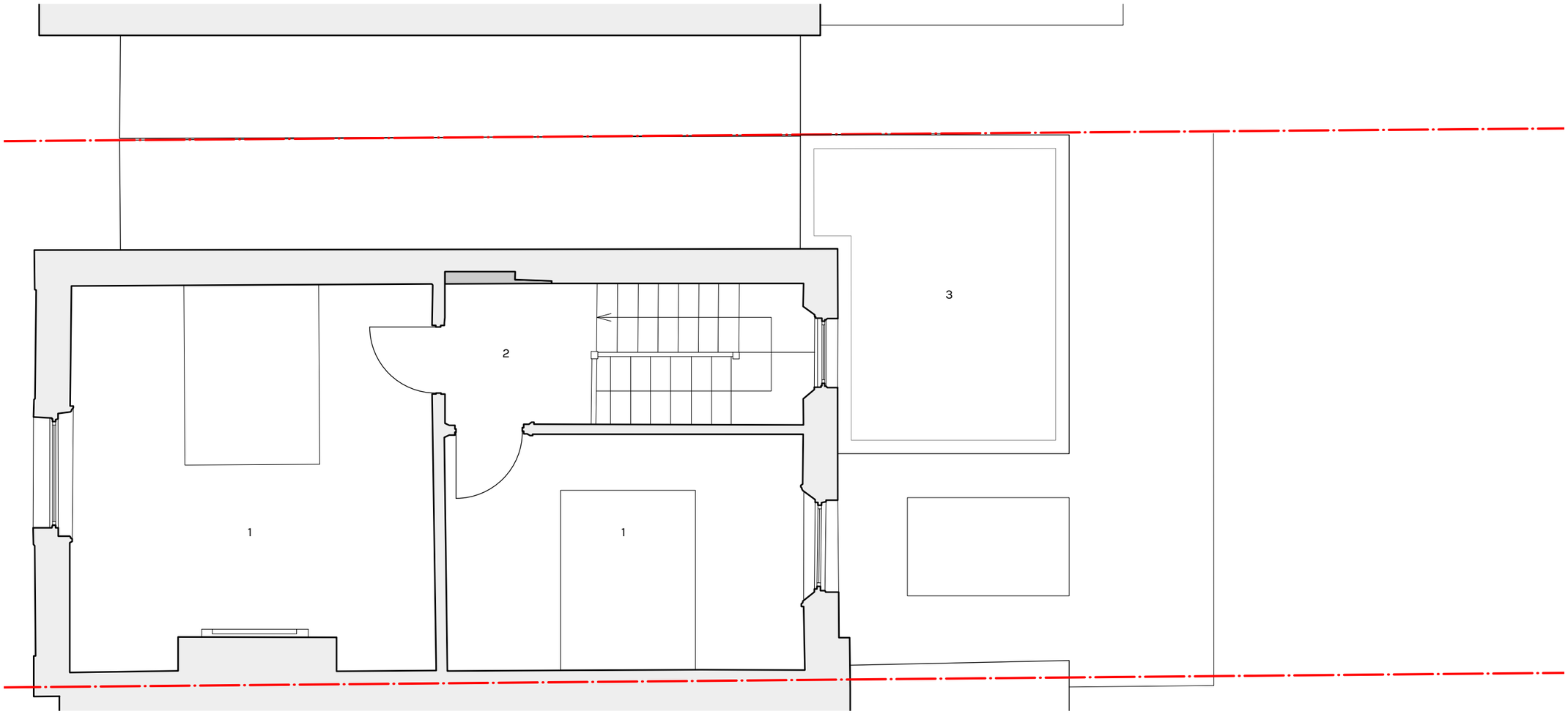
First Floor
Scale 1:50

1	Master bedroom	5	Bedroom
2	En-suite	6	Family Bathroom
3	Utility & Linen	7	Rooflight
4	Hallway	8	Bio-diverse green roof

Existing walls

Proposed walls

3.5 Proposed layouts



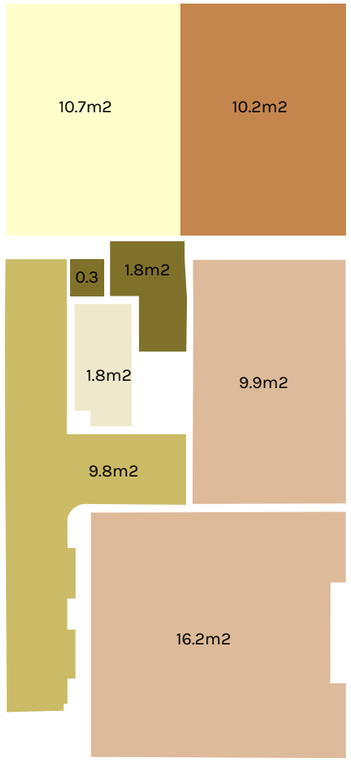
Second Floor
Scale 1:50

1 Bedroom
2 Hallway
3 Bio-diverse green roof

Existing walls

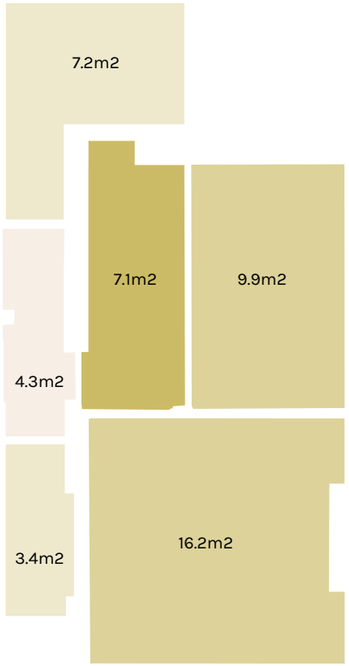
Proposed walls

3.6 Proposed areas



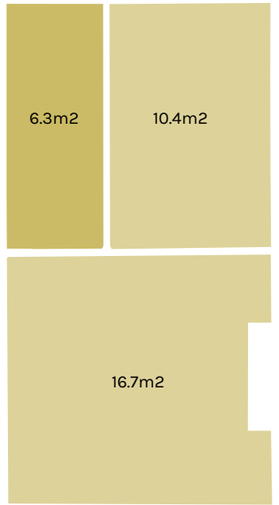
Ground Floor
Scale 1:100

Living	26.1m2
Dining	10.7m2
Kitchen	10.2m2
Bathroom	1.8m2
Circulation	9.8m2
Storage	2.1m2
Total net	59.0m2



First Floor
Scale 1:100

Bedrooms	26.1m2
Bathrooms	10.6m2
Utility	4.3m2
Circulation	7.4m2
Total net	48.4m2



Second Floor
Scale 1:100

Bedrooms	27.2m2
Circulation	6.3m2
Total net	33.5m2

3.7 Proposed sections

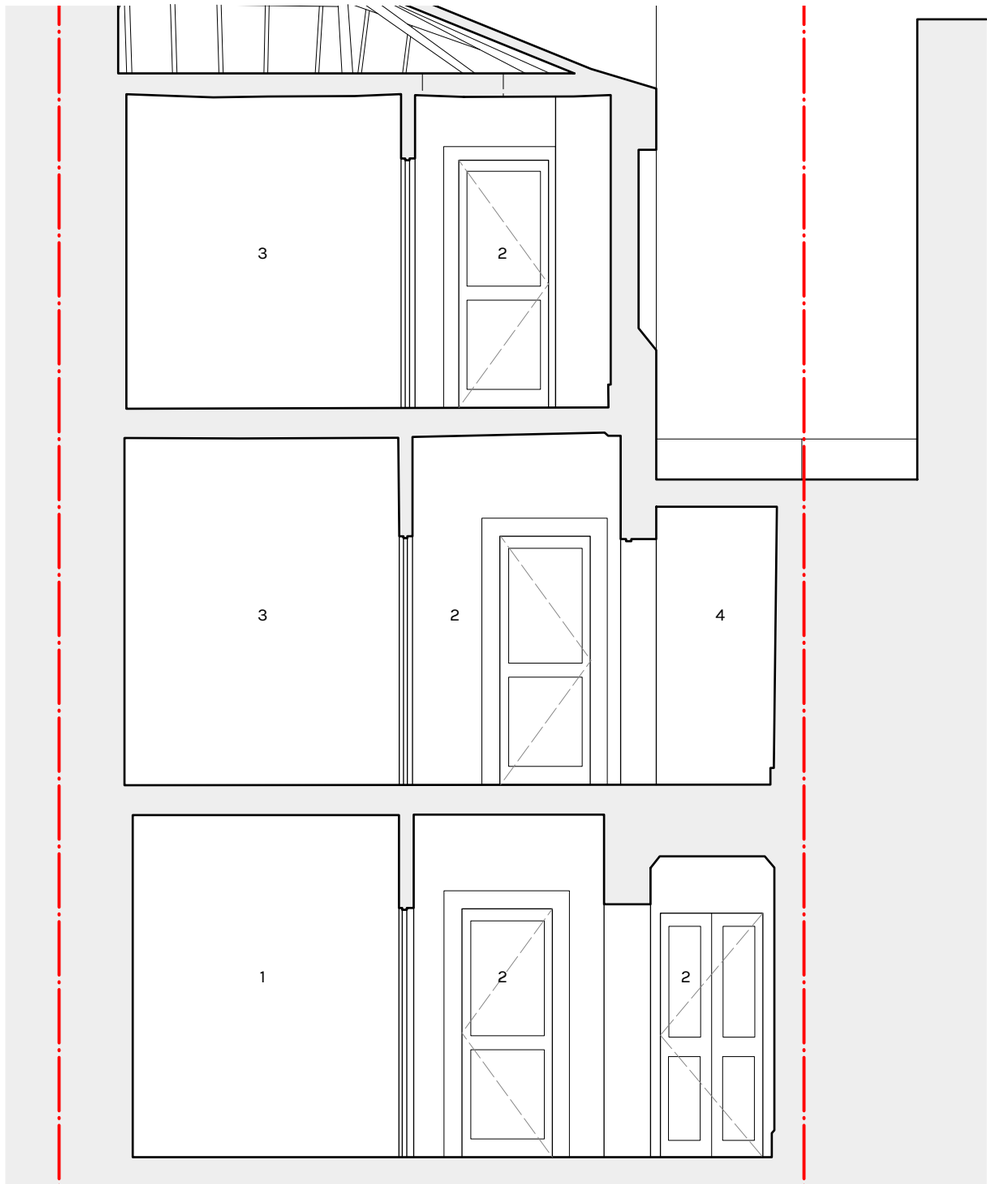
Section AA
Scale 1:50

1	Living Room	5	Garden
2	Hallway	6	Bedroom
3	Larder	7	Family Bathroom
4	Dining	8	Bio-diverse green roof

Existing walls

Proposed walls

3.7 Proposed sections



Section BB
Scale 1:50

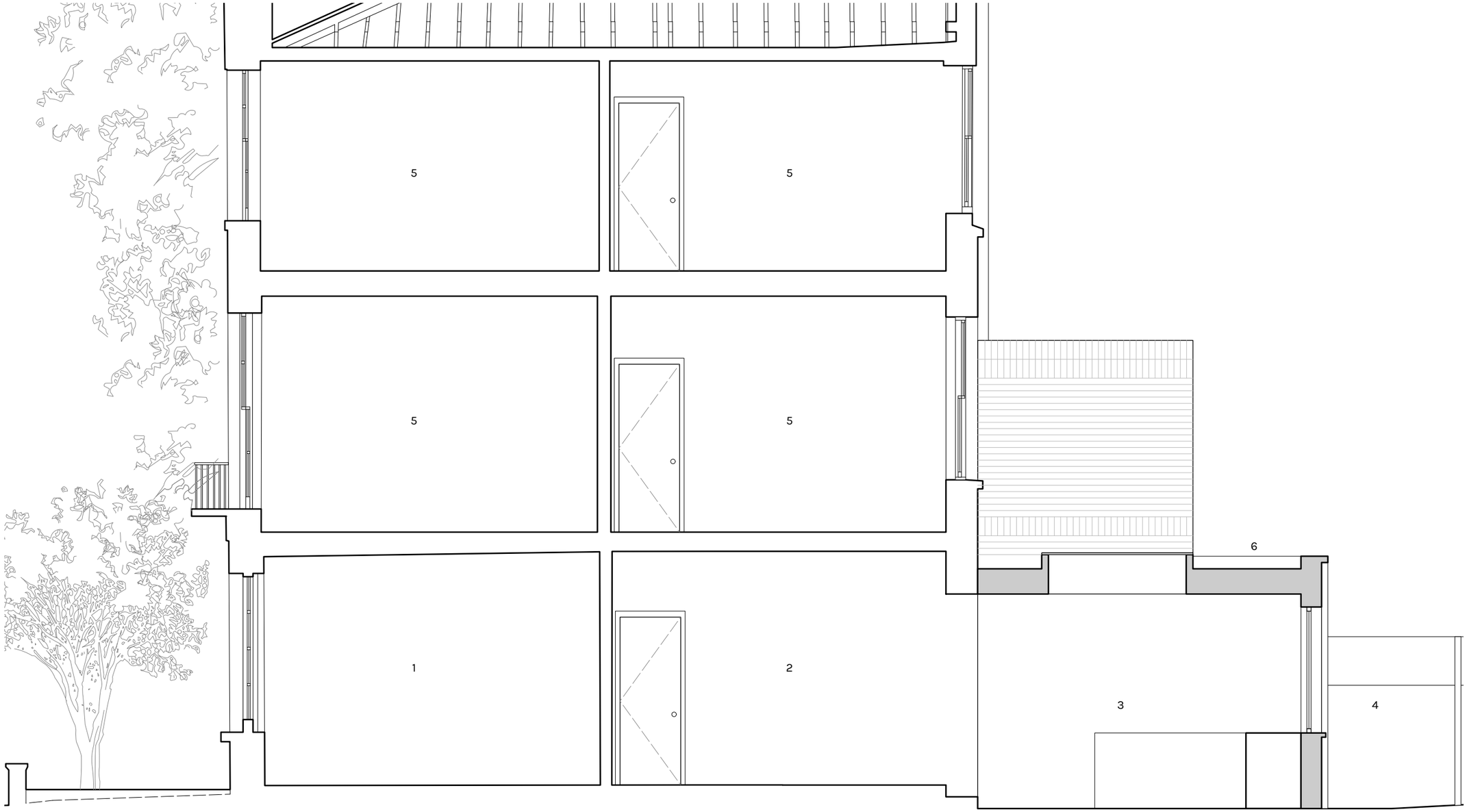
1 Family Room
2 Hallway
3 Bedroom
4 Utility

Section CC
Scale 1:50

5 Kitchen
6 Dining
7 Family Bathroom
8 Bio-diverse green roof

Existing walls
Proposed walls

3.7 Proposed sections



Section AA
Scale 1:50

1	Living Room	5	Bedroom
2	Family Room	6	Bio-diverse green roof
3	Kitchen		
4	Garden		

Existing walls

Proposed walls

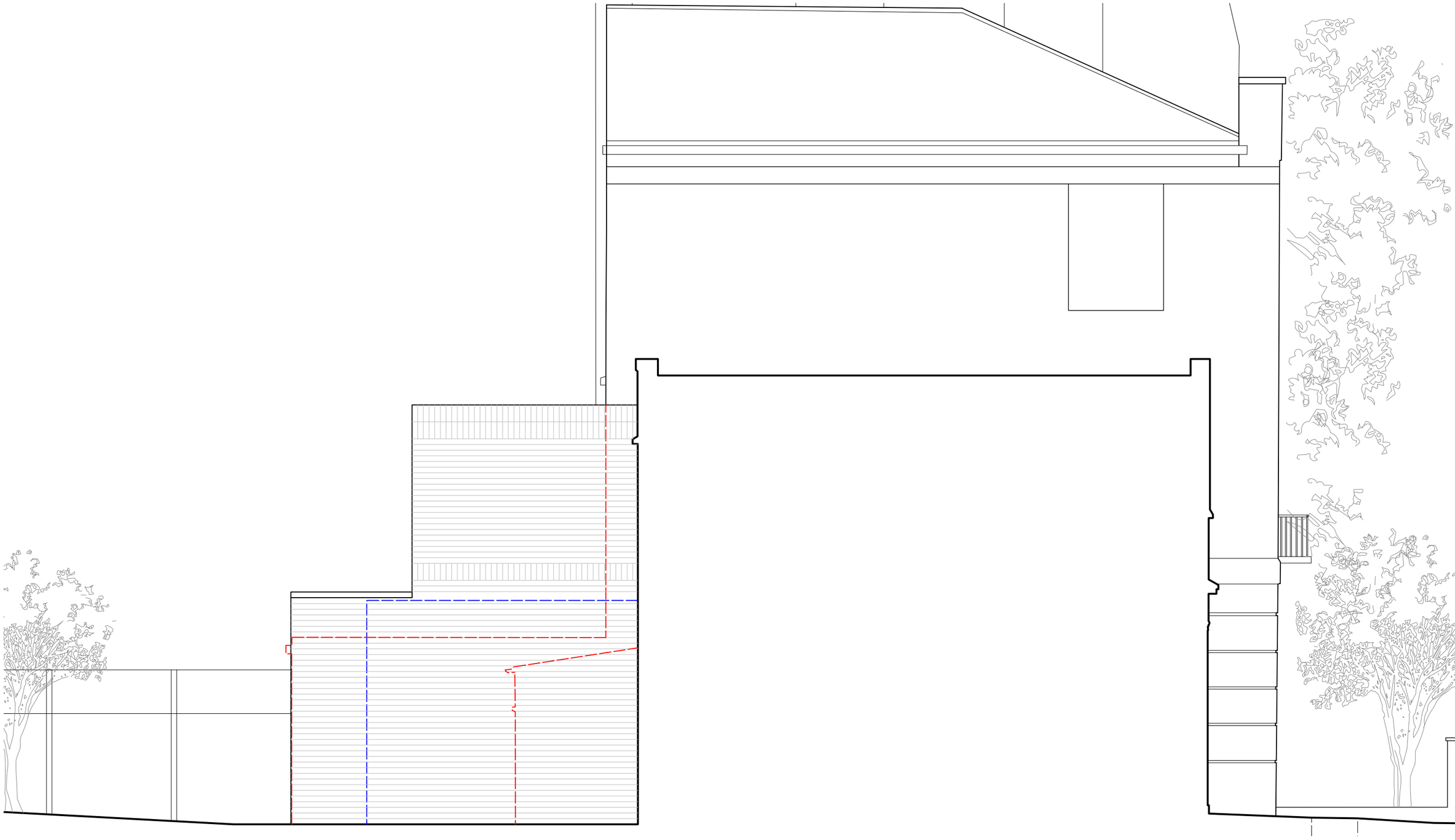
3.8 Proposed elevations

Rear elevation
Scale 1:50

3.8 Proposed elevations

Front elevation
Scale 1:50

3.8 Proposed elevations



Side elevation
Scale 1:50

Outline of existing outriggers

Outline of neighbouring consented extension

3.9 External materiality

The proposed extension will use a palette of materials that is sensitive and complimentary to the neighbouring properties and sits well within the Conservation Area.

The currently unpainted stucco render of the house's rear elevation will be painted white to improve the facade and match the adjacent buildings.

White kalei painted stock brick is the most prevalent material, which will tonally blend with the white stucco render of the block. The coursing of the brick will largely be a stretcher bond however the top of the first floor extension will feature two solider courses with another at the sill of the window, echoing the banding visible on the front elevations and the rear of No. 40.

At ground floor the windows and doors will be timber framed, most likely Ash for it's warm and soft tone.

Capping the ground floor extension will be a fairfaced concrete pediment. The smooth texture will contrast with the coarseness of the brick while it's light colour will complement the other materials. Its depth adds visual weight to the ground floor and provides a clear separation between the ground and set back first floor masses.

To provide increased biodiversity and sustainability the roofs of the ground and first floors will be covered in sedum matting. Not only will this help to attenuate rainwater but it is very visually appealing, a key factor as these roofs can be seen from the upper floor windows.

All existing single glazed white painted timber windows (sash and casement) will be replaced on a like-for-like basis with white painted timber framed double-glazed units.

Traditional materials used in a contemporary but subtle way seek to successfully integrate the modest extension into the surrounding materials and tones.

1 White kalei painted brickwork

2 Timber framed glazing

3 Concrete pediment

4 Sedum roof

Rear elevation

4 Appendix A - Pre-application feedback

Date: 16/11/2020
Our ref: 2020/3504/PRE
Contact: Joshua Ogunleye
Direct line: 020 7974 1843
Email: Joshua.Ogunleye@camden.gov.uk

Planning Solutions Team
Planning and Regeneration
Culture & Environment
Directorate
London Borough of Camden
2nd Floor
5 Pancras Square
London
N1C 4AG

www.camden.gov.uk/planning

Dear James Roach

Re: 39 Rochester Road
Thank you for submitting a pre-planning application enquiry for the above property which was received on 9th October 2020 together with payment of £432.69. I can respond to the enquiry as follows:

Development Description
Erection of two storey rear extension

Assessment
- Site and Context:
  The host property is an end of terrace three storey property on the northern side of Rochester Road. The property is part of a visually prominent terrace along the streetscene with its white stucco render at all levels with white painted windows.

  The property sits within the Rochester Conservation Area and is considered as a positive contributor. The property's rear garden has small trees.

  Revised drawings were submitted showing the proposed first floor extension having a reduced width, following initial discussions with the agent. This response is based on the details of revised drawings received.

- Scale and Massing:
- Ground Floor
  The proposed ground floor extension would infill an existing side return space on the right hand side before wrapping around the rear elevation. It would comprise a single storey form and be set down below the banding of the ground floor level. It would comprise a flat roof design with a height of 3m and extend 4.58m into the rear garden. The proposed side extension's flat roof design would incorporate a green roof. It would be similar to, albeit larger than, the approved ground floor extension next door at no.40.

- Proposed first floor
  Whilst the reduction in the proposed 1st floor extension's width is an improvement, on considering this in the context of the terrace of 4 properties (36-39 Rochester Road), an extension of the size and positioning as currently shown would not relate to the vocabulary of the group as a whole. The terrace is composed of two pairs of properties with 36 and 37 having their stairwell on the left side as viewed from the rear

and 38 and 39 having their stairwell on the right side. All of the properties apart from No. 39 have a first floor 'closet wing' extension projecting off their stairwell. The first floor extension as currently indicated would project off of the first floor rear room obliterating its sash window, which is an attractive original feature that mainly remains in some form on the other properties in the terrace; and would disrupt the symmetry that can currently still be read along the back of the terrace. A half-width extension could however be supported on the opposing side of the elevation projecting off the stairwell. It is likely to be acceptable for this extension to follow the footprint of the ground floor extension wrap given that this mirrors the situation at the opposing end of the terrace at No. 36; and provided it can be demonstrated that there are no adverse daylight or sense of enclosure impacts on No. 40.

- Design and Appearance:
  The design approach for the extension constructed with white rendered stock bricks and large timber framed glazing panels is considered acceptable being complementary to the vernacular within this setting, with there being a prevalence of white rendered finish on the rear elevations of this and the adjacent terrace. As such, officers consider the proposed materials and design would have an acceptable impact on the host property's character and appearance if the form were revised at first floor level as advised above.

- Impact on conservation area:
  Whilst the site would not be readily visible in views from the street it is widely visible from the backs of properties including adjacent gardens. The site along with terrace of which it forms a part currently forms a relatively harmonious composition which can therefore currently be appreciated by a significant number of residents and their visitors as making a positive contribution to the area's character and appearance. The proposed first floor extension, in being at odds with the symmetry at the rear of this terrace and obscuring the first floor rear room sash window would therefore have a detrimental impact on the conservation area.

- Impact on neighbours:

- It is considered the proposed ground floor extension, given its depth and height of 3.23m along the boundary wall with No.40, could give rise to some level of loss of daylight and outlook on the neighbouring door/window as shown on your proposed plans. Similarly if a first floor extension were also included that abutted the boundary with No. 40 this may also have the potential to add to this impact. A daylight impact assessment should assess the development's effect on any rear/side elevation opening on No.40.

- Furthermore, no new side elevation windows are being proposed, so it would not give rise to any adverse overlooking. Any future application for a ground floor rear extension here would be likely to be subject to a condition preventing its flat roof area from being used as a terrace space. This is in order to address any overlooking impact to neighbours.

Recommended revisions and additional information:

It is advised that the following amendments are undertaken prior to the submission of a future planning application.

- Re-siting of the first floor extension to the stairwell side of the rear elevation.
- Section details of proposed green roof detail

Please see appendix 1 for supplementary information and relevant policies.

Thank you for using Camden's pre-application advice service; I trust this is of assistance in progressing your proposal.

Yours sincerely,

Joshua Ogunleye
Planning Officer
Planning Solutions Team

Appendix 1:

Relevant Constraints:
Rochester Conservation Area

Relevant History:
No Relevant Planning History

Relevant policies and guidance:
National Planning Policy Framework 2019
The London Plan March 2016
Camden Local Plan 2017
A1 - Managing the impact of development
D1 - Design
D2 - Heritage
Camden Planning Guidance
CPG Design (2019)
CPG Altering and extending your home (2019)
CPG Amenity (2018)
Rochester Conservation Area Statement (2001)

Planning application information:
The following documents should be included with the submission of a full planning application:

- Completed Full Planning application form
- The appropriate fee (£407.00)
- Location Plan (scale 1:1250)
- Site Plan (scale 1:200/1:500)
- Floor plans (scale 1:50) labelled 'existing' and 'proposed'
- Elevations and sections (scale 1:50) labelled 'existing' and 'proposed'
- Design and Access statement (necessary for Major applications, Listed Buildings, development within conservation areas, change of use applications (with physical changes), and development of over 100sq. m).
- Heritage statement
- Please see the following link to supporting information for planning applications

https://www.camden.gov.uk/ccm/navigation/environment/planning-and-built-environment/planning-applications/making-an-application/supporting-documentation--requirements-/

We are legally required to consult on applications with individuals who may be affected by the proposals. We notify neighbours by displaying a notice on or near the site and placing an advert in the local press. We must allow 21 days from the consultation start date for responses to be received. We encourage you to engage with the residents of adjoining properties before any formal submission.

Non-major applications are typically determined under delegated powers. However, if we receive three or more objections from neighbours, or an objection from a local amenity group, the application will be referred to the Members Briefing Panel if officers recommend it for approval. For more details click here.

4 Appendix B - Daylight Impact Assessment

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18 December 2020

Rear Extension to 39 Rochester Road, NW1 9JJ – Daylight Impact Report

Report author: Drs P. Giesberg

Introduction

It is proposed to demolish part of the existing ground floor buildings to the rear of 39 Rochester Road in Camden and replace it with a full width extension on the ground floor and an additional but smaller extension on the first floor.

Pre-application advice was sought from the local authority's planning officers. This was provided by letter on 16 November 2020 (reference 2020/3504/PRE). In this letter concern was raised regarding the effect on the daylight availability to neighbouring properties, particularly No 40 Rochester Road.

In light of this concern a daylight analysis of the rear windows of the properties directly adjacent 39 Rochester Road was made. The analysis has been carried out using the methodology set out by Paul Littlefair in BR209 "Site layout planning for daylight and sunlight: a guide to good practice" (2011) (BRE Trust).

Light from the sky

It is important to safeguard the daylight that is available for nearby buildings in living rooms, kitchens and bedrooms. Non-habitable rooms, such as circulation spaces, bathrooms and storage rooms, are not required to be considered. The Vertical Sky Component (VSC) is a measure of available daylight on a particular surface or window. The guidelines in the BRE209 document state that where a window has a VSC of 27 % or more daylighting is unlikely to be affected. In cases where the VSC is less than 27%, it is unlikely that a change in daylighting will be noticeable if a reduction in VSC is not less than 0.8 times the original value.

Where a room has more than 1 window the average weighted VSC should be used.

The VSC has been determined using the Virtual Environment building modelling software by IES (version 2019.1.0.0).

The analysis

Figure 1 provides a rear elevation of the studied buildings that is used for the analysis in the situation that would be after the extension would be completed. The relevant windows and doors are annotated and coded for further reference in this report. Doors that give access to circulation areas are not further analysed, although some of the windows shown also serve circulation areas and bathrooms.

Figure 1. Rear elevation of 39 Rochester Road and neighbouring properties. The windows and doors that were analysed are coded for further reference in this report.

The windows were analysed both in the current situation and where the extension would be constructed. Figure 2 shows the results of the VCA analysis in both the existing situation and the situation with the proposed extension in place. Green windows indicate that the VCA complies with the outright requirement of 27 or higher.

Figure 2. VCA of rear windows in the neighbouring properties. Left is the existing situation and right is the situation with the proposed extension in place. Green windows indicate a VCA of more than 27.

Table 1 gives a numeric overview of each of the relevant windows.

Table 1 VCA for each analysed window, before and after the extension would be erected.

Window	Existing	V. S. C.	Status
38A	37	37	Pass
38B	40	40	Pass
38C	40	40	Pass
38D	40	39	Pass
38E	40	40	Pass
38F	40	40	Pass
40A	39	28	Pass
40B	40	40	Pass
40C	40	39	Pass
40D	39	36	Pass
40E	40	40	Pass
40F	39	39	Pass
40G	40	40	Pass

Conclusion

The results demonstrate that none of the relevant windows in the adjoining properties are significantly and adversely effected by the extension. Therefore, the proposed development complies with the requirements for daylight impact on neighbouring properties.

Sincerely yours,

for and on behalf of Planning for Sustainability,

Drs. Paul Giesberg CEnv CSci MIEnvSc
Director

4 Appendix C - Drawing Issue Sheet

Drawing no.	Rev	Title	Size	Scale
002-1000	A	Site and location plans existing	A3	1:500, 1:1250
002-1100	B	Ground Floor plan as existing	A3	1:50
002-1101	B	First Floor plan as existing	A3	1:50
002-1102	B	Second Floor plan as existing	A3	1:50
002-1103	B	Loft Plan as existing	A3	1:50
002-1104	B	Roof Plan as existing	A3	1:50
002-1200	B	Section AA as existing	A3	1:50
002-1201	B	Section BB as existing	A3	1:50
002-1202	A	Section DD as existing	A3	1:50
002-1300	B	Front elevation as existing	A3	1:50
002-1301	B	Rear elevation as existing	A3	1:50
002-1302	B	Side elevation as existing	A3	1:50
002-1500	B	Ground Floor demolition plan	A3	1:50
002-1501	C	First Floor demolition plan	A3	1:50
002-1502	B	Second Floor demolition plan	A3	1:50
002-1503	C	Section AA demolition	A3	1:50
002-1504	B	Section BB demolition	A3	1:50
002-1505	C	Rear elevation demolition	A3	1:50
002-1506	B	Side elevation demolition	A3	1:50
002-1507	A	Section DD demolition	A3	1:50
002-2000	A	Site and location plans proposed	A3	1:500, 1:1250
002-2100	D	Ground Floor plan as proposed	A3	1:50
002-2101	D	First Floor plan as proposed	A3	1:50
002-2102	D	Second Floor plan as proposed	A3	1:50
002-2103	C	Loft Plan as proposed	A3	1:50
002-2104	C	Roof Plan as proposed	A3	1:50
002-2200	D	Section AA as proposed	A3	1:50
002-2201	B	Section BB as proposed	A3	1:50
002-2202	C	Section CC as proposed	A3	1:50
002-2203	B	Section DD as proposed	A3	1:50
002-2300	C	Front elevation as proposed	A3	1:50
002-2301	E	Rear elevation as proposed	A3	1:50
002-2302	C	Side elevation as proposed	A3	1:50

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