
DESIGN & ACCESS STATEMENT

For

PROPOSED FRONT DORMER AND ENLARGEMENT OF REAR DORMER

Relating to

**23 ROCHESTER SQUARE,
CAMDEN, LONDON
NW1 9SA**

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1.0 INTRODUCTION

This Design and Access Statement accompanies the submitted planning application (2021/1249/P) for 23 Rochester square, Camden, London NW1 9SA. This document illustrates in words, photos and drawings the proposal for the erection of a front dormer and the enlargement of a rear dormer.

2.0 THE SITE

The site is located on Rochester square within the Camden Square Conservation Area in London Borough of Camden. It is part of a planned nineteenth century development in inner London suburb which was previously mostly farmland. It is primarily a residential area with a grid-iron street pattern. Over the years, the area has evolved with a mix of architectural styles due to the construction of a railway line, infill development and wartime bombing.

During the construction of the railway line a lot of buildings in this area were demolished. Furthermore, due to the repercussions of the construction, the area was becoming undesirable for affluent residential development leading to smaller haphazard development with increased density. However, after the introduction of the clean air legislation curbing the usage of steam trains and the renewed appreciation of Victorian architecture, the area became desirable again.

Rochester square on the South-west side of the Camden Square Conservation Area is the earliest part of the development with the first streets being laid out in 1824. Due to the extent of damage by the wartime bombing on the South-west area of Rochester square, a housing estate replaced the semi-detached properties in that area. The North-East side of Rochester square on which the site is located, has long and narrow plots with smaller front gardens and very deep rear gardens. These semi-detached Victorian properties are characterised by the steep external stairs leading directly to the first-floor level.

(Reference: Camden Square Conservation Area Appraisal and Management Strategy, 2011)

3.0 EXISTING DESIGN

Currently the dwelling in which this application relates, is an existing semi-detached dwelling on Rochester square. A staircase connects the dwelling vertically from the ground floor through the first floor to the second floor and a separate smaller staircase connects the second floor to the third floor. The main entrance to the dwelling is via a flight of external steps leading to the first floor and a secondary entrance is through a small covered entrance porch in the side alley leading to the ground floor.

The Ground floor mainly consists of the family area, dining room, kitchen and utility room and an access to the fairly large rear garden. The rear garden can be accessed through a door in the rear façade of the dwelling and also through the covered entrance porch in the side alley. There is a single storey outbuilding attached to the rear façade of the dwelling on the north side. The First floor with the main entrance door consists of a large living area and a home office. On the Second-floor level, a master bedroom with an ensuite is on the rear side of the dwelling and a bedroom and a family bathroom with a shower enclosure on the front side.

A separate staircase from the second floor leads to another two bedrooms on the third floor under the pitch of front and rear sloping roofs with low ceiling heights. There is a rooflight on the hip end of the sloping roof above the staircase and a second rooflight is on the front slope in the front bedroom. The rear bedroom has small dormer overlooking the rear garden.

4.0 PROPOSAL

The statement relates to the proposal of the addition of a front dormer and the enlargement of the existing rear dormer on the second floor of the dwelling.

The new front dormer matches the existing front dormer of the neighbouring dwelling (24 Rochester square) in size and shape. The enlargement of the existing rear dormer is in keeping with the rear elevation of several properties on Rochester square. The front and rear dormers would have sash windows similar to the existing first floor windows and in keeping with the architectural character of the properties on Rochester Square.

The materials used for the roof and dormer would resemble the existing in colour and texture in order to safeguard the appearance of the area.

The proposal does not include any changes to the ground floor, first floor and the second floor.



View of Existing front Elevation (left) and Rear elevation (right) to 23 Rochester Square

5.0 PLANNING HISTORY AND COMPARABLE SCHEMES

The most recent building works Planning Application(2011/1080/P) for this property for the 'Erection of ground floor rear extension and projecting rear 1st floor bay window, installation of a roof dormer to front and enlargement of existing dormer to the rear of dwelling house (Class C3)' was granted on 31st May 2011. No works were carried out after the approval of this application and the permission has since lapsed.

Neighbouring properties on either side of 23 Rochester square have existing front and rear dormers. Furthermore, 11 out of the 14 semi-detached properties on the street have front and rear dormers, forming a prevalent feature on the street. Taking this into consideration, the existing proposal aligns with the current architectural characteristic of Rochester square.

6.0 ACCESS

The only access to the property is from the public pavement on Rochester square on the south-west side. The existing access to the property remains unaltered by the proposed alterations.

7.0 PARKING

There is no parking provision within the site boundary. The current proposal does not affect the exiting off-street parking provision.

8.0 SUMMARY

We have carefully taken into consideration the built fabric of Rochester square within the context of the Camden Square conservation Area for the design of the current proposal. As mentioned previously, since more than 75% of the properties on the street have an existing front and rear dormer, the provision of such would be in keeping with prevalent feature on the street.

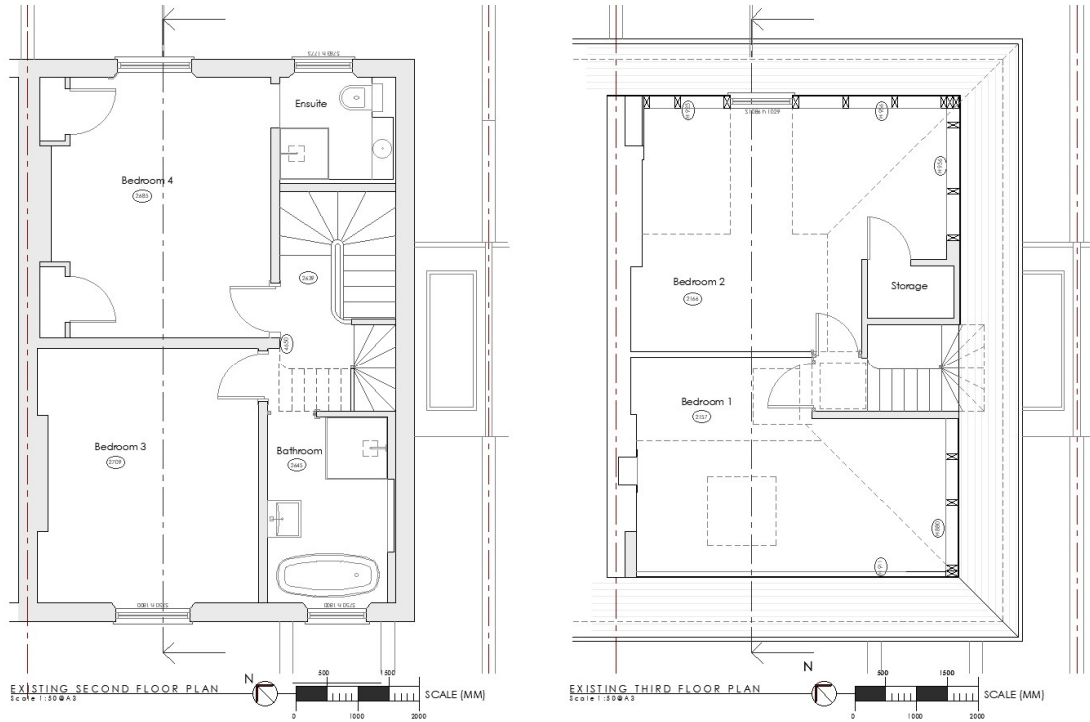
In summary, the proposed dormers would enhance the quality of the internal living space while respecting the architectural sensibilities of the conservation area.

APPENDIX A - SITE LOCATION PLAN

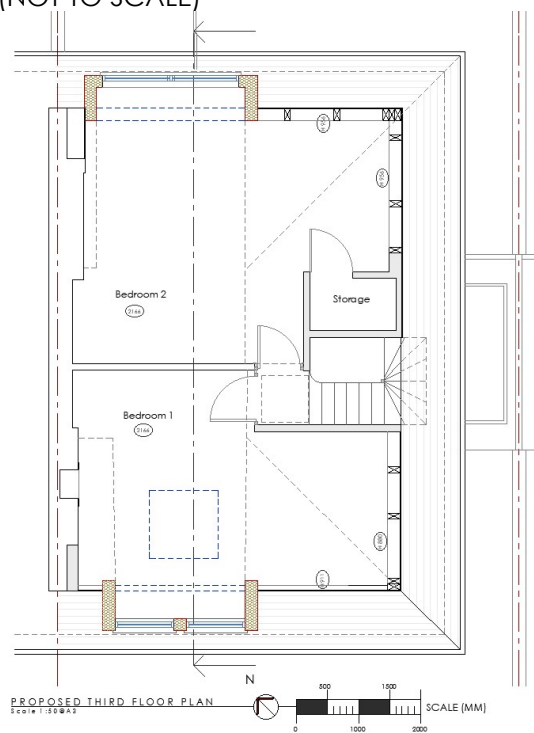
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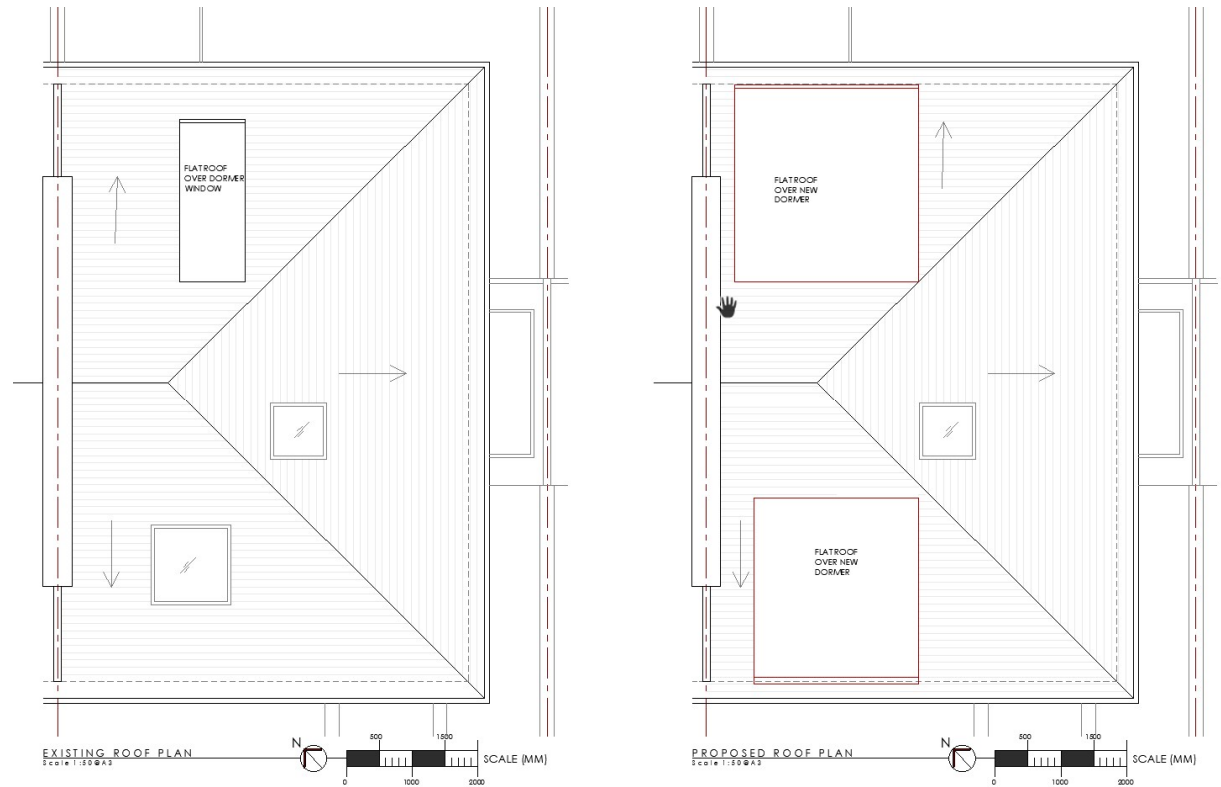
APPENDIX B – EXISTING SECOND AND THIRD FLOOR PLANS (NOT TO SCALE)



APPENDIX C – PROPOSED THIRD FLOOR PLAN (NOT TO SCALE)




APPENDIX D – EXISTING & PROPOSED ROOF PLANS (NOT TO SCALE)



APPENDIX D – EXISTING & PROPOSED ELEVATIONS (NOT TO SCALE)



APPENDIX E – 23 ROCHESTER SQUARE PREVIOUSLY APPROVED APPLICATION AND A COMPARABLE SCHEME



Camden
Development Control
Planning Services
London Borough of Camden
Town Hall
Argyle Street
London WC1H 8ND

Tel 020 7974 4444
Fax 020 7974 1680
Textlink 020 7974 6866

env.devcon@camden.gov.uk
www.camden.gov.uk/planning

Mr Tom Roberts
Dow Jones Architects
39 Calbourne Road
London
SW12 8LW

Application Ref: 2011/1080/P
Please ask for: **Fergus Freeney**
Telephone: 020 7974 3366

31 May 2011

Dear Sir/Madam

DECISION

Town and Country Planning Acts 1990 (as amended)
Town and Country Planning (General Development Procedure) Order 1995
Town and Country Planning (Applications) Regulations 1988

Householder Application Granted

Address:
**23 Rochester Square
London
NW1 9SA**


Proposal:
Erection of ground floor rear extension and projecting rear 1st floor bay window, installation of a roof dormer to front and enlargement of existing dormer to the rear of dwelling house (Class C3).
Drawing Nos: 157/EX/001A; 002; 003; 157/P/001B; 002B; 003B;

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

1 The development hereby permitted must be begun not later than the end of three years from the date of this permission.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).



INVESTOR IN PEOPLE

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Director of Culture & Environment
Rachel Stopard

- 2 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policies DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans- 157/EX/001A; 002; 003; 157/P/001B; 002B; 003B;

Reason: For the avoidance of doubt and in the interest of proper planning.

Informative(s):

- 1 Reasons for granting permission. [Delegated]

The proposed development is in general accordance with the London Borough of Camden Local Development Framework Core Strategy, with particular regard to policies CS5 (Managing the impact of growth and development) and CS14 (Promoting high quality places and conserving our heritage) and the London Borough of Camden Local Development Framework Development Policies, with particular regard to policies DP24 (Securing high quality design), DP25 (Conserving Camden's heritage), DP26 (Managing the impact of development on occupiers and neighbours). For a more detailed understanding of the reasons for the granting of this planning permission, please refer to the officers report.

- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Argyle Street WC1H 8EQ, (tel: 020-7974 2363).
- 3 Your proposals may be subject to control under the Party Wall etc Act 1996 which covers party wall matters, boundary walls and excavations near neighbouring buildings. You are advised to consult a suitably qualified and experienced Building Engineer.
- 4 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Planning and Public Protection Division (Compliance and Enforcement Team), Camden Town Hall, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 5613 or by email ppp@camden.gov.uk or on the website www.camden.gov.uk/pollution) or seek prior approval under Section 61 of

the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.

Disclaimer

This is an internet copy for information purposes. If you require a copy of the signed original please contact the Camden Contact on (020) 7974 4444

SR



**Development Control
Planning Services**

London Borough of Camden
Town Hall
Argyle Street
London WC1H 8ND

Tel 020 7278 4444
Fax 020 7974 1975
env.devcon@camden.gov.uk
www.camden.gov.uk/planning

Jeff Kamane and Associates
Attn Jeff Kahane
46-47 Britton Street
London
EC1M 5UJ

Application No: PEX0200784/R1
Case File:H12/7/7

8th October 2002

Dear Sir(s)/Madam

DECISION

Town and Country Planning Act 1990
Town and Country Planning (General Development Procedure)
Order 1995
Town and Country Planning (Applications) Regulations 1988

PERMISSION FOR DEVELOPMENT - Subject to Conditions

Address :
17 Rochester Square NW1

Date of Application : 27/09/2002

Proposal :

Enlargement of front and rear dormer front dormer together
with insertion of additional conservation style roof light
to side elevation and recovering of roof with artificial
slates.

As shown on drawing numbers: 414.03A, 414.04A, 414.PL.01, &
414.PL.02A

The Council has considered your application and decided to grant
permission subject to the following conditions:

Standard condition:

The development hereby permitted must be begun not later than the
expiration of five years from the date of this permission.

Standard Reason:

In order to comply with the provisions of Section 91 of the Town
and Country Planning Act 1990.



Director
Dafar Riehan



**Development Control
Planning Services**
London Borough of Camden
Town Hall
Argyle Street
London WC1H 8ND
Tel 020 7278 4444
Fax 020 7974 1975
env.devcon@camden.gov.uk
www.camden.gov.uk/planning

Additional condition:

- 1 The development shall be constructed in strict accordance with the drawings hereby approved.

Reason for additional condition:

- 1 To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policies EN1, EN24 and EN31 of the London Borough of Camden Unitary Development Plan 2000.

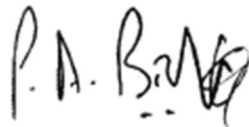
Informative:

- 1 Although artificial slate would be an improvement upon the existing roof material and is acceptable, if possible real slate tiles should be used in order to enhance the appearance of the building and surrounding conservation area.

This application was dealt with by Claire Graeme on 020 7974 2682.

Your attention is drawn to the notes attached to this notice which tell you about your Rights of Appeal and other information.

Yours faithfully



Environment Department
(Duly authorised by the Council to sign this document)

DecfplanWC/TPFU



Director
Peter Bishop