

DESIGN AND ACCESS STATEMENT

RELATING TO

CAPITAL WORKS PLANNING

AT

**8 ROCHESTER ROAD
CAMDEN
LONDON NW1 9JH**

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1.0 Introduction

Potter Raper are working alongside Wates to facilitate replacement of building elements on properties, on behalf of Clarion Housing.

This design and access statement will support the planning application for the development of the premises at 8 Rochester Road, Camden London NW1 9JH.

2.0 Existing Building

The building in question is a residential unit built circa 1840. The building consists in four storey residential block with a large rear garden comprising which serves 1 self-contained flat. The building is characterised by painted stucco to the lower ground floor and upper ground floor. Flemish bond brick to rest, London pitched roofs with a central valley hidden behind parapets.

3.0 Planning Restrictions

The building is situated in Rochester Conservation Area. This area is part of Camden. Camden has a duty under the Planning (Listed Buildings and Conservation Areas) Act 1990 to designate as conservation areas any “areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance.”

Rochester is a cohesive and compact Conservation Area that has at its centre the park Rochester Terrace Gardens, giving it a strong focus and sense of place. Built in the 1840s and 1850s it has an architectural integrity and charm that survives overall with some minor changes.

The main impression of Rochester Conservation Area is its unity. The original composition of Rochester Conservation Area, in terms of street pattern and building form is still intact, although incremental changes to individual architectural features have occurred over the years. These changes have not greatly affected the overall integrity or strong cohesive identity of the Conservation Area. Within this context there is a pleasing variety of detail as well as design.



Figure 1: Rochester Conservation Area (source: Camden Council website)

The premise is not situated in a high flood risk area.

3.1 Building Control Requirements

All works included within this planning application will be covered by FENSA, the approved competent person scheme that permits self-certification by the window installer. The proposed works will be carried out in line with all building regulations, with a suitable window that meets all thermal, security and ventilation requirements.

4.0 Design Proposals

4.1 Existing Windows

The building is currently fitted with a variety of sash window, all of which are single glazed timber units. The front elevation consists solely of double hung sliding sash units. The rear and side elevations consist of sash windows.



Figure 1: Existing windows at No. 8 Rochester



Figure 2: Existing window at No. 8 Rochester

4.2 Proposed Windows

It is being proposed that all windows on the front, side and rear elevation of the building are to be replaced with Timber double glazed units, finished in white to match the existing windows. The windows are to remain in the same style and fenestration so where a sash window is currently installed, it will be replaced with a sash window and where a fixed window currently is, it will be replaced with a fixed window. All new windows will match the existing fenestration and design as closely as possible.

4.3 Existing Doors

At present there are four single leaf timber entrance doors with glass panels above. Those timber doors are dilapidated and slightly deteriorated requiring an update.



Figure 3: Existing Front entrance door at 8 Rochester Road

The existing doors no longer meeting the needs of the residents and are in a poor condition. It is a necessity of all residents to have a safe door which meets building regulations.

4.4 Proposed Doors

It is being proposed that all doors on the building are to be replaced with new Timber doors. The new entrance doors will be 4 panel with glass panel at the top to match existing.

There is also a private rear exit door, which is heavily deteriorated and is dire need of replacement. The fenestration of this door will be matched in the proposed design.

4.5 Car Parking/Transport

There is adequate parking on adjacent street, Rochester Road is in a CPZ (Zone IS-B). That will require a car parking resident permit.



Figure 4: Car parking in front the building (source: Google maps)

The block enjoys a location with many others transport methods such as buses, taxis and the London Underground (London Kings Cross/King's Cross St. Pancras/Angel).

4.6 Refuse Disposal

All refuse which arises from the replacement floor will be carefully removed from site and disposed of in line with the building contractor's waste management plan.

5.0 Summary

This application includes works which will drastically improve the quality of life for the residents within the housing block, whilst simultaneously retaining all the existing features of the building.