

## **Design and Access Statement**

**5 Rochester Road  
London NW1 9JH**

**Application for Rear Extension**



**September 2021**

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## 1.0 Introduction

Rochester Road runs east west between Camden Road and Kentish Town Road in the Cantelowes Ward of Camden, it is located a short walk north of Camden Road Station and the centre of Camden Town with its tube station, shops, market and many other facilities.



*1) Rear view of 5 Rochester Road, existing back projection is on the left hand side*

No.5 is a semi-detached four storey house built in the mid 19<sup>th</sup> Century. It is one of a pair with the neighbouring No. 4. The property has a lower ground floor with access to the rear garden and side passageway. The ground floor level is accessed at the front by steps up to the front door. There is an existing two storey partial back projection, built in the 60's or 70's that currently houses a small kitchen & utility room at Ground and Lower Ground levels. The existing rear projection provides poorly lit



and disjointed living space. The flank wall of the projection acts as the boundary wall to No.4.

It is noted that number 4 Rochester Road has a single storey extension at Lower Ground floor level with a ground floor roof terrace above linked to the garden by external stairs that runs along the boundary.

There is a side passageway adjacent to No.6 Rochester Road, which gives access to the back garden, which is bounded on all sides by brick garden walls. No.6 also has a similar two storey partial back projection, with additional extensions at ground floor level and external spiral stairs down to the garden level. No. 6 has been used as a pre-school nursery since 1989.



*2) Aerial view of 5 Rochester Road and the neighbouring properties showing the variety of rear extensions*

The House at number 5 Rochester Road has been poorly maintained over the decades and requires significant refurbishments.

The back garden faces the car park of the University College London's Ifor Evans Halls of Residence.



*3) View from the second floor rear window showing the back garden, halls of residence and car park*



## 2.0 Conservation Area

Rochester Road is part of the Rochester Conservation Area, which was formed in 2001.

This planning application is only for a rear extension, no works are proposed to the front elevation of the building. The side passageway will also remain as existing to retain the existing views between the houses.

The Conservation Officer was consulted as part of our pre application submission, and their comments have been incorporated into the revised design.

The existing brickwork façade on the southern side, adjacent to number 4, will be retained as part of the new extension, whilst reduced in height a little. The northern side of the property, adjacent to number 6, will be where the new extension is proposed, which will incorporate a mix of London stock bricks laid in Flemish bond to match the main house, plus an area of concrete effect porcelain clad masonry. The proposed extension has references to the original house in form and proportion but the materials used for the most part are contemporary which will contrast cleanly with the existing house.



4) View of the rear elevation from the halls of residence car park

### 3.0 Archaeological Assessment

As the works will comprise a small rear extension and the site is not within an Archaeological Priority Area, no Archaeological Assessment is deemed necessary.

### 4.0 Access

The main entrance to the house is accessed via a flight of steps up to the front door, there is a side passage with three steps down to a door to the lower ground floor. At present the access to the garden is via this side passage or the back door which has steps up to the back garden level. The ground floor currently has no direct access to the back garden.



*5) View of the steps to the garden from the back door at lower ground level*

In order to provide better access to the garden a small patio is proposed at lower ground level with gently sloping steps up to the garden. This would provide level access to the new patio from the lower ground floor. New stairs to the garden are also proposed from the ground floor to the garden level. This would provide direct access to the garden from the new kitchen/ Dining room to create a more family

friendly home. The new stairs are located adjacent to No.6, which also has stairs down to it's garden in a similar position.

## **5.0 Sustainability**

We have considered Camden's sustainability checklist and the following items are considered applicable and will be included in the works:

- Loft insulation to the main house and new extension roof
- Pipes and water tank insulation
- LED lighting
- Cavity wall insulation to the new extension
- Internal wall insulation to the retained wall of the existing extension
- Floor insulation to the new extension
- Double glazing to the new windows, rooflight and glass roof in the extension
- Solar coatings to glass to retain heat in winter and aid cooling in summer
- Openable windows and a rooflight are provided to give cross ventilation to the new extension.
- The extension makes use of existing external walls to partially create the building envelope for the new extension
- The glazed portion of the extension faces north east and therefore avoid solar gain, but maximising daylight to the interior of the house.

The following sustainable measures will be considered when we carry out a detailed design and cost analysis of the works:

- Underfloor heating
- Electric heating or air source heat pump instead of gas central heating
- Whole house mechanical heat recovery ventilation system



## **6.0 Daylight and Sunlight**

The design of the proposed extension to No.5 has been carefully considered in terms of daylight and sunlight.

The existing boundary wall with No. 4 has been retained and will be used as part of the new extension, so the daylight impact of the extension on 4 Rochester Road is exactly the same as the existing condition.

No.5 Rochester Road is to the north west of No. 4 and the extension is lower than the surrounding buildings, so the extension will have no impact on the sunlight received by No.4.

The proposed rear extension adjacent to No.6 does not protrude any further than the rear extension of No.6, therefore the daylight and sunlight to the window on the rear elevation is not affected and it passes the 45 degree test in both plan and elevation.

## 7.0 The Existing Layout

The house was previously split into an assortment of reception rooms, six bedrooms with three kitchens and four bathrooms.

The existing two storey outrigger extension houses a utility room at lower ground floor level and a small kitchen at ground floor level.

## 8.0 Pre Application Advice ( 2021/2853/PRE) and initial design

The initial design proposals for a two storey rear extension were submitted for pre application advice. The initial design incorporated the existing brick extension with a new flat roof a vertical slot window with a glazed facade for the remaining extension.

Existing Rear Elevation



Proposed Rear Elevation



### 6) Initial Scheme design Pre Application Advice – Existing & proposed views

The Pre-Application Planning Officer, Ewan Campbell, advised as follows:

*“In terms of the pre-application proposal, the principle appears acceptable in this location however, in line with comments from the Conservation Officer, alterations both internally and externally will need to be made.”*

### **Internal Layout**

With regards to the internal arrangements the comments consisted of introducing nib walls internally and retaining a hallway in the design. However, it should be noted that the house is NOT listed and this application is not for the internal arrangements.

Nevertheless, we have taken on board the Conservation Officers comments on the layouts presented. Internally the new opening in the rear elevation retains the nibs of the old wall so that the division between old and new is clearly read from within the building. The hallway has also been retained in line with the conservation officer's comments.

### **External Design**

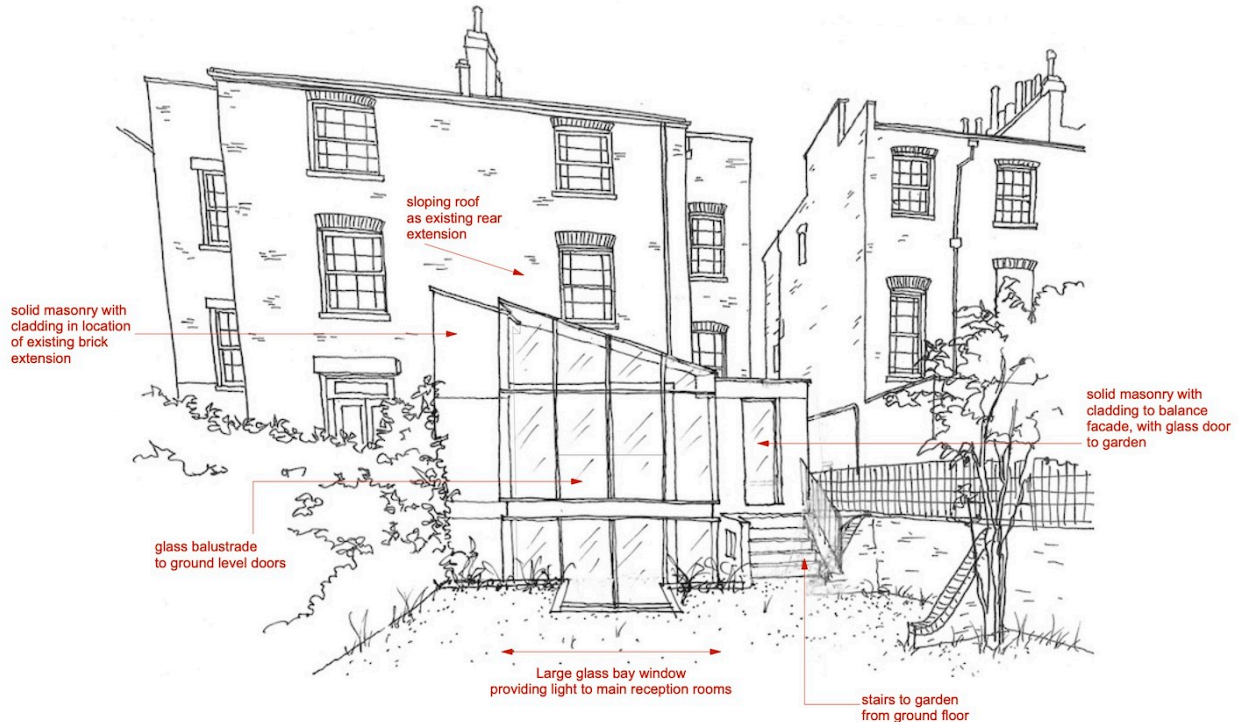
The Planning Officer advised as follows:

*“In terms of the elevation graphics that were sent recently. The alteration to the existing outrigger could be supported and the scale of the extension is also considered acceptable. However the extensive glazing over two floors would not be considered acceptable and does not positively contribute to the character of the site or area. There also needs to be ample demonstration that the proposal would not significantly impact on the amenity of the neighbours.”*



## 9.0 Scheme Design for Proposed Extension

Having taken on board the planners feedback Norton Ellis Architects revised the design as follows:



### 7) Proposed Planning Application Scheme

**Item 1:** “the extensive glazing over two floors would not be considered acceptable”

The glazed wall and roof have been reduced in width and reduced in height on one side. In addition, the glass has been moved towards the centre of the extension. This will increase the daylight into the main living spaces, as it is currently very dark at the rear reception rooms. The glass window is now flanked by two solid masonry walls, which create a sense of enclosure and privacy.

The glass wall is presented in the form of a large bay window with a solid division between the lower level and the ground floor level. This has the effect of limiting the vertical emphasis and gives the extension a more domestic scale and horizontal feel.

***Item 2: The extensive glazing “does not positively contribute to the character of the site or area”***

The roof is now a combination of the existing roof conditions. The new sloping roof follows the language of the existing brick extension roof, next to No.4, and the existing flat roof to the other side, next to number 6, now extends forward to behind the parapet wall of the new extension. In other words, the language of the existing sloping roof is to the left and the language of the existing flat roof is to the right. This follows the rhythm of the architectural language of the Conservation Area.

The new roofscape of the extension breaks up the elevation and creates an interesting rhythmic interplay of volumes on the elevation of the new back extension, which contributes positively to the character of the site.

It should be noted that it is not our intention for the proposed extension to ‘blend-in’ with the existing architecture. It is our intention to provide a contextual extension which is clearly a 21<sup>st</sup> Century addition, but at the same time relates to the site parameters and existing building proportions.

***Item 3: “There also needs to be ample demonstration that the proposal would not significantly impact on the amenity of the neighbours.”***

The glazed roof is in line with the glazed façade wall. At the sides, where the walls are solid, there is solid roof above shielding the neighbours from any light spillage. External stairs to the garden from the Kitchen/Dining room on the ground floor have been added to improve access for the family home. The stairs are 1.2m from the boundary and about 4.2m from the garden stairs in the garden of No.6. Both neighbours already have external stairs from their ground floors to the garden level. Therefore the stairs from the ground level to the garden is entirely contextual and in keeping with the amenity, character and language of the locality.

There are existing trellises on both the boundary walls to provide privacy – which works well and these will be retained.

The garden will be landscaped to provide a larger sunken patio at lower ground level, this is accessed by glass sliding doors and has gently sloping steps up to the garden.

The back of the house and garden faces the car park of the Ifor Evans Halls of Residence, the actual buildings are about 50m away, so overlooking at the rear is not an issue. The existing brick boundary walls will be retained.

It should also be noted that the student halls have comprehensive illumination of all walkways and entrance doors 24 hours a day / 7 days per week, with additional lighting in the car park. Furthermore, there are approximately 60 windows directly facing the application site. Therefore, there is no risk that the ambient lighting level of the surrounding areas will be adversely affected by these proposals.

## **10.0 Proposed Materials**

### **Rear Elevation**

- Solid masonry walls with large format 'concrete effect' porcelain tile cladding.
- Pressed aluminium polyester powder coated copings to roof parapets.
- Aluminium glazing windows and doors with minimal frameworks in charcoal grey and glass to glass corner windows.
- Dark grey painted steel channel at ground floor level.
- Dark grey painted steel railings to staircase to garden.
- Tiled steps to garden staircase.

### **North West Side Elevation**

- Solid masonry walls with large format 'concrete effect' porcelain tile cladding.
- London stock bricks laid in Flemish bond to match existing.
- Pressed aluminium polyester powder coated copings to roof parapets.
- Aluminium glazing windows with minimal frameworks in charcoal grey.
- Dark grey painted steel railings to staircase to garden.
- Tiled steps to garden staircase.

### **South East Side Elevation**

- London stock bricks laid in Flemish bond to match existing.
- Brick on edge copings to roof parapets.



## Roof

- EPDM roofing system to solid roofs.
- Pressed aluminium polyester powder coated copings to roof parapets.
- Brick on edge copings to roof parapets.
- Aluminium glazing in charcoal grey.

## **11.0 Summary**

The proposed extension at 5 Rochester Road would significantly enhance the property in a sympathetic way. The removal of the existing extension would be beneficial. The scale is in proportion and sympathetic to the original house. It would clearly be a modern addition to the house, enhancing the connection to the garden. It would not attempt to blend in as a pastiche of the original Victorian house. It would sit comfortably on the site and cause no harm to the amenity or enjoyment of the neighbouring properties. We therefore would welcome the support of the Planning Department to grant planning consent for the above proposal.