

Design and Access Statement

35 Rochester Road
London NW1 9JJ



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Table of contents

1.0 Introduction

2.0 Context

- 2.1 The Site
- 2.2 Conservation Area
- 2.3 Heritage Statement
- 2.4 Planning Policy
- 2.5 Planning Applications
- 2.6 Site considerations
 - Demolition works
 - Party walls
 - Daylight and sunlight
 - Rainwater and drainage
 - Floor risk
 - Planting and diversity
 - Ground conditions
- 2.7 Existing massing
- 2.8 Existing plans
- 2.9 Existing areas
- 2.10 Existing section
- 2.11 Existing elevations
- 2.12 Existing photos

3.0 The Proposal

- 3.1 Brief and needs
- 3.2 Constraints and opportunities
 - Lower ground floor
- 3.3 Proposed massing
- 3.4 Proposed layouts
- 3.5 Proposed areas
- 3.6 Proposed section
- 3.7 Proposed elevations
- 3.8 External materiality

Appendix

- Appendix A Drawing Issue Sheet

1.0 Introduction



No 35 Rochester Road

1.0 Introduction

This document details the proposal for a modest extension to the rear of the lower ground floor of 35 Rochester Road, London NW1 9JJ. It has been prepared in support of a 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 the Rochester Conservation Area. There is one previously recorded planning application relating to the property from 2002 for the erection of a single-storey glazed rear extension as shown on drawing numbers: 964/01-04 inc and 964/05-08 inc (dated February 2002)

This was only partially implemented, but did not include the rear extension.

1.1 The Proposed Development

Consent is being sought for:

- The erection of a small, single-storey rear extension to form part of the family home.

1.2 The Project Team

The following consultants form the project team and have contributed to the design proposals.

Architect	51 architecture
Structural Engineer	Price & Myers

2.0 Context



The Rochester Conservation Area

2.0 Context

2.1 The Site

The site is located in the Rochester Conservation Area. Rochester Road was laid out in the 1840's. The three-story house with a half basement and elevated ground floor of 35 Rochester Road was added in 1848. It is a semi-detached villa and makes a positive contribution to the Conservation Area.

Located at the west end of Rochester Road, Nos. 34 and 35 were built as one block containing three properties, three storeys, an elevated ground floor and half basements. This block is similar in scale and style to Nos. 39-36 and is connected to the east elevation of No.36 by an entrance wing. The main features include; first floor window pediments with console supports and corbels; horizontal string courses above ground floor level decorated with stucco plasterwork, tall brick gate piers and raised ground floors with steps leading to decorated recessed porches containing Roman Doric pilasters (No.35).

No.33 has been replaced with an unsympathetic 1950's in-fill development. The design and form of this building detracts from the character of the Conservation Area.

No 35 is maintained in good condition, retaining many of its period features in its upper floors. It's semi-basement was modernised as part of planning permission granted in 2002.



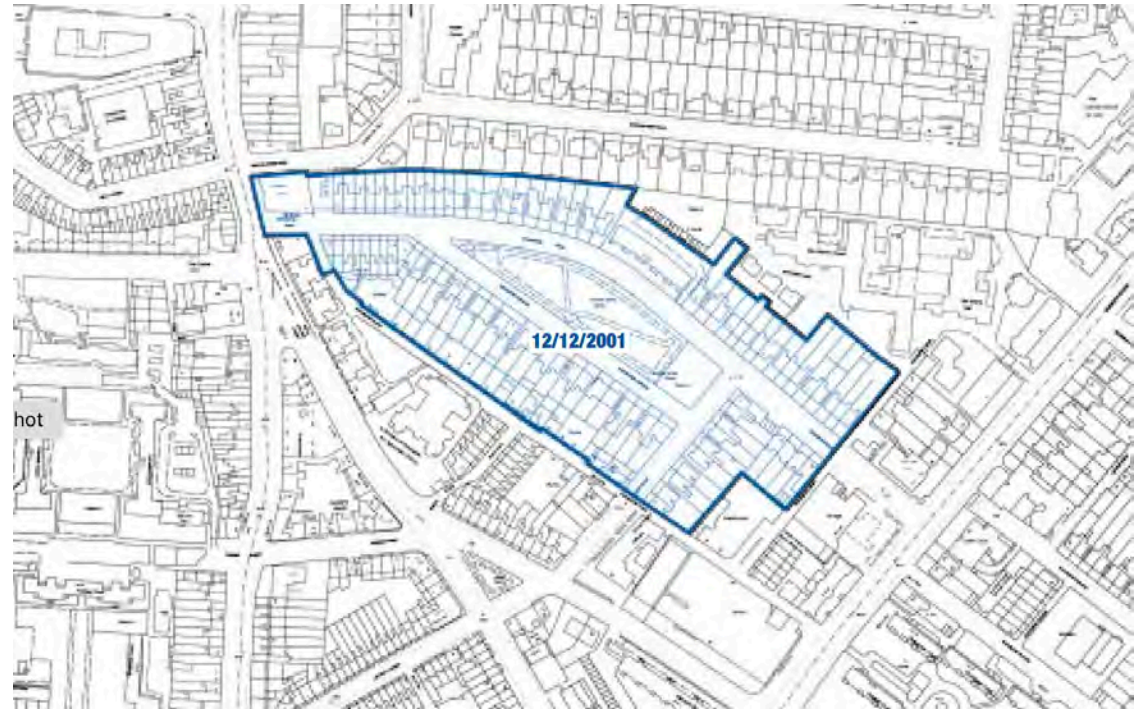
Google Satellite view of Rochester Conservation Area with 35 Rochester Road highlighted in red

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. 35 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.



Map of Rochester Conservation Area

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 No 33 has been replaced with an unsympathetic 1950s in-fill development, which detracts from the character of the conservation area.

The design proposal is limited to the rear lower ground floor of the property and seeks to preserve and enhance the quality of the existing rear elevation.

The massing is modest and single storey and aims to positively impact the balance and harmony of the terrace.

The materiality of the proposed addition seeks to reference and complement the existing property and its materials. The main rear elevation is proposed as glazed with stock brick piers to match the houses thus maintaining and enhancing the block's uniformity and rhythm.

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

35 Rochester Road has a minimal 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.

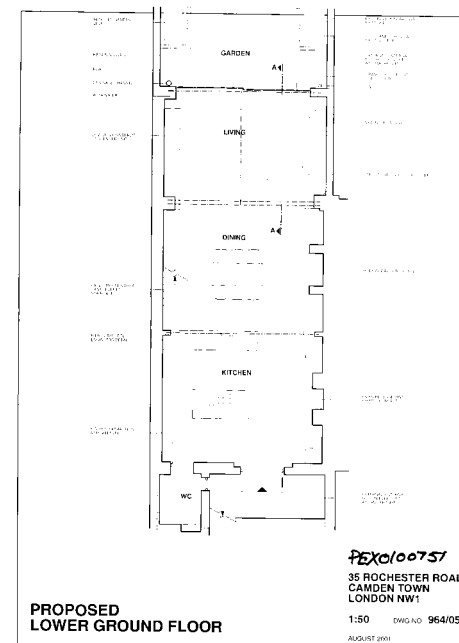
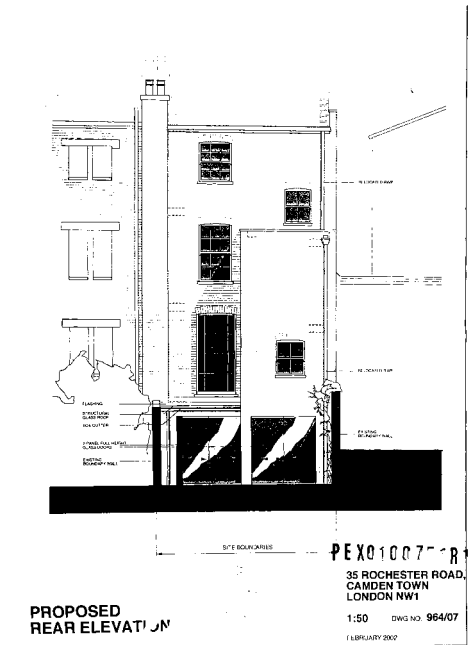
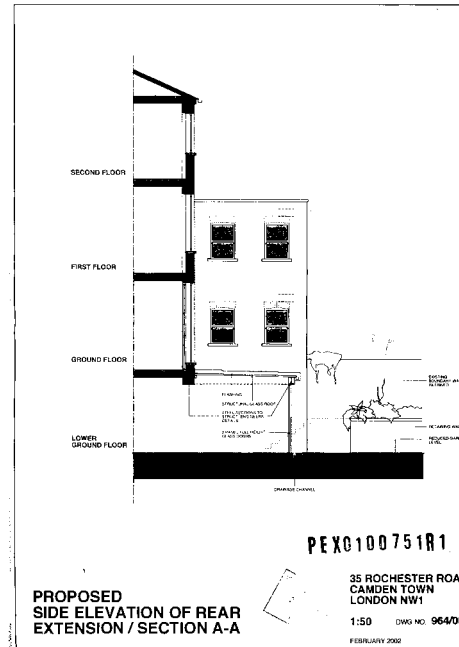
2006 2006/2869/P
Replacement of existing rear doorway with window and replacement of existing rear window with doorway (Certificate of Lawfulness).

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.

35 Rochester Road - Design and Access Statement December 2022



2.5 Planning applications / cont ...

39 Rochester Road
2020 2020/6011/P

Erection of a part one, part two storey rear extension and installation of replacement timber windows.

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. 33. 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 will have no impact on the amount of sunlight to the neighbouring property at 33 as it is minor compared to the 2.5 storey closet wing already in existence and in whose own shadow the proposal is to be built.

The proposed extension replaces an inverted corner with poorly insulated floor to ceiling glazing with a shorter run of glazing that can open directly to the outside on fine, warm days, but offer far better thermal insulation to the rear of the house in the colder months.

In order to preserve similar levels of natural daylight on the north facing facade, a slim rooflight is let into the proposed extension roof.

2.6 Site considerations / cont ...

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 lower ground to collect surface water and discharge into the existing gully in the rear garden.

Flood Risk

The site is not situated in a Flood Risk Zone.

Planting & Diversity

The proposal is to retain and enhance all existing garden planting.

2.6 Site considerations [cont]

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 Terrace in the 1840s. There is no evidence of recorded contamination on the site.

2.7 Existing Mass

Ground conditions

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 its 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.

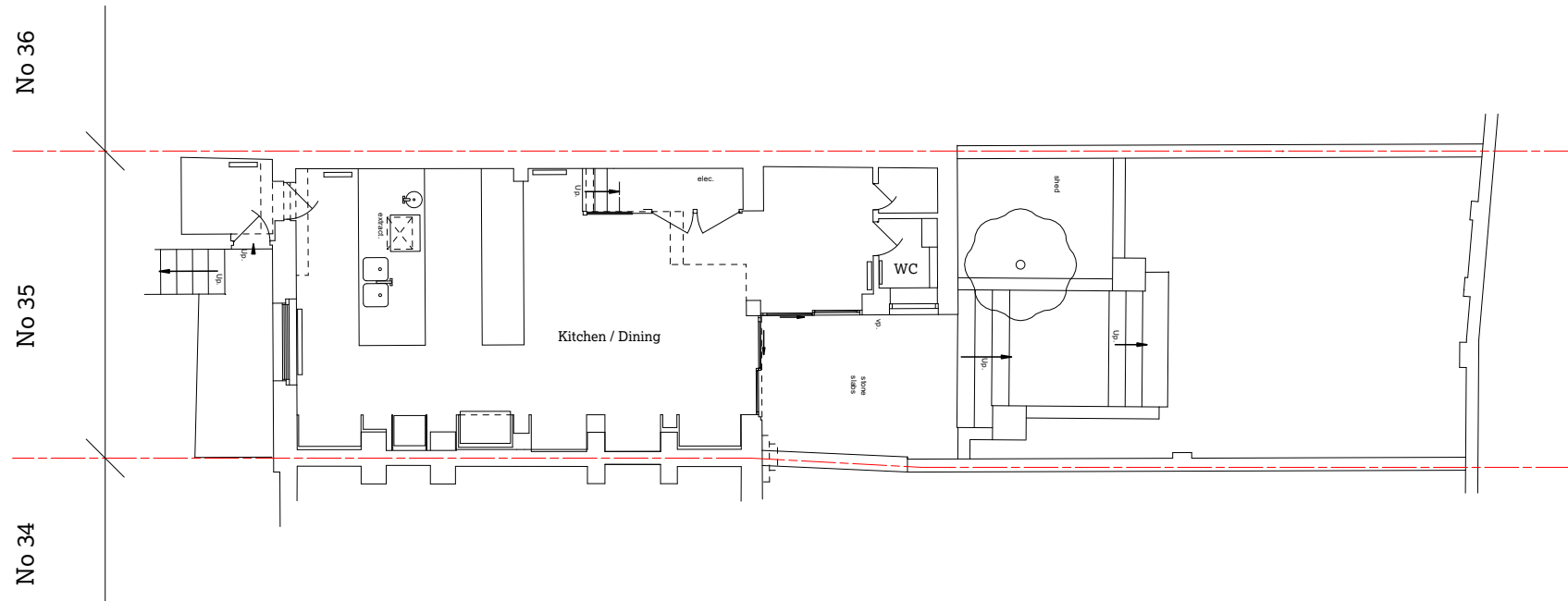
The space between the two villa blocks is occupied by a two storey infill containing the front doors to Nos. 39 and 40. At first floor level the footprint of the No. 39 infill matches that of the ground floor whereas for No. 40 this is significantly reduced.



Existing North elevation massing from garden

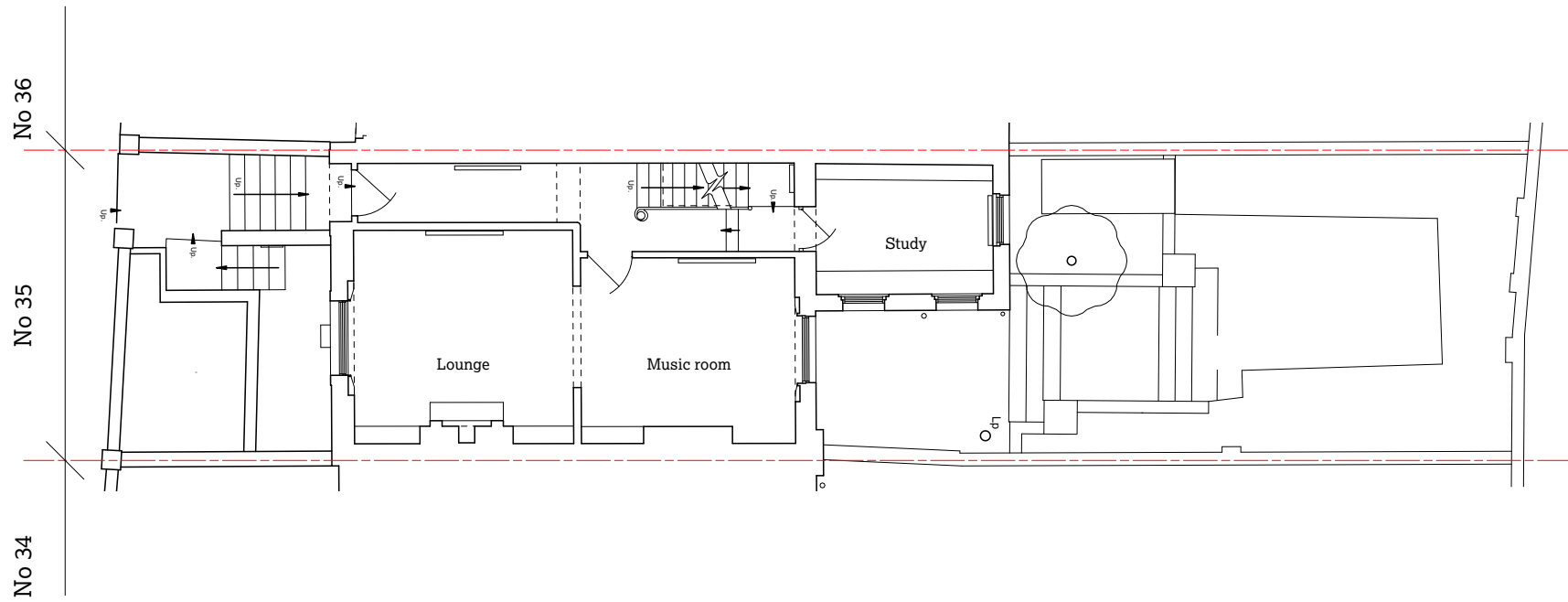
2.8 Existing plans

Lower ground floor plan

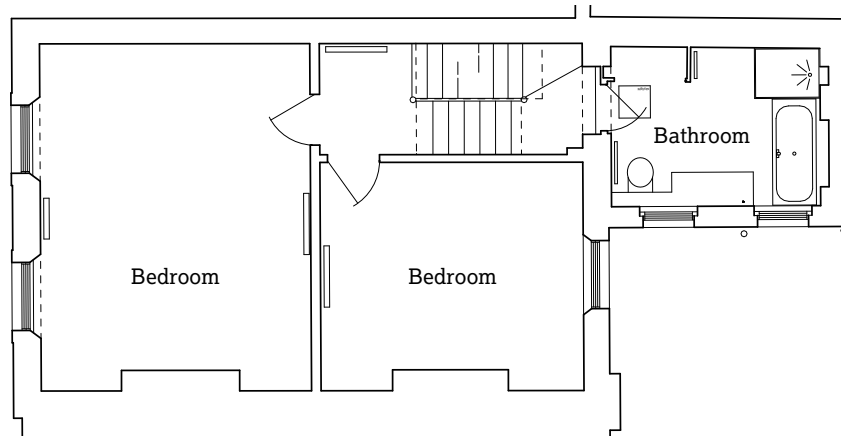


2.8 Existing plans [cont]

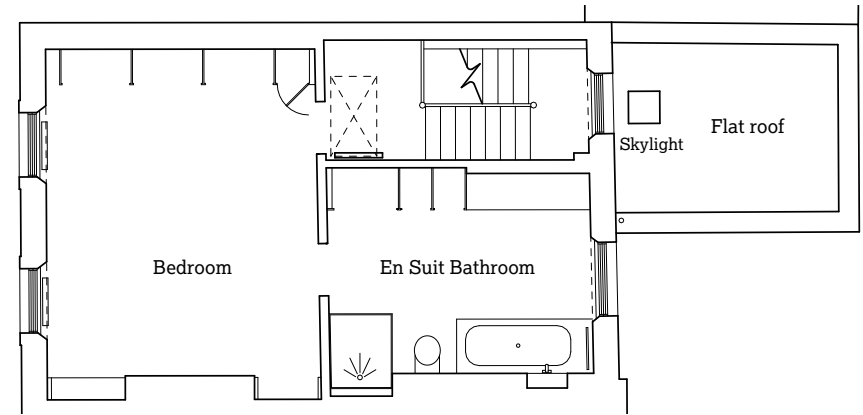
Upper ground floor plan



2.8 Existing plans [cont]



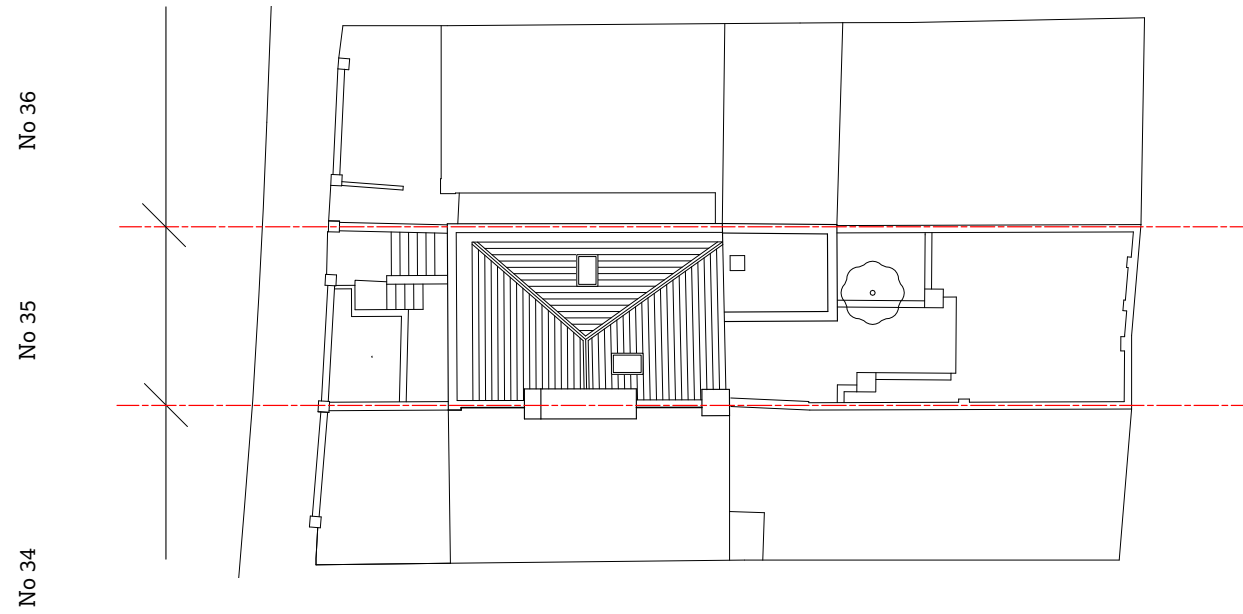
First floor plan



Second floor plan

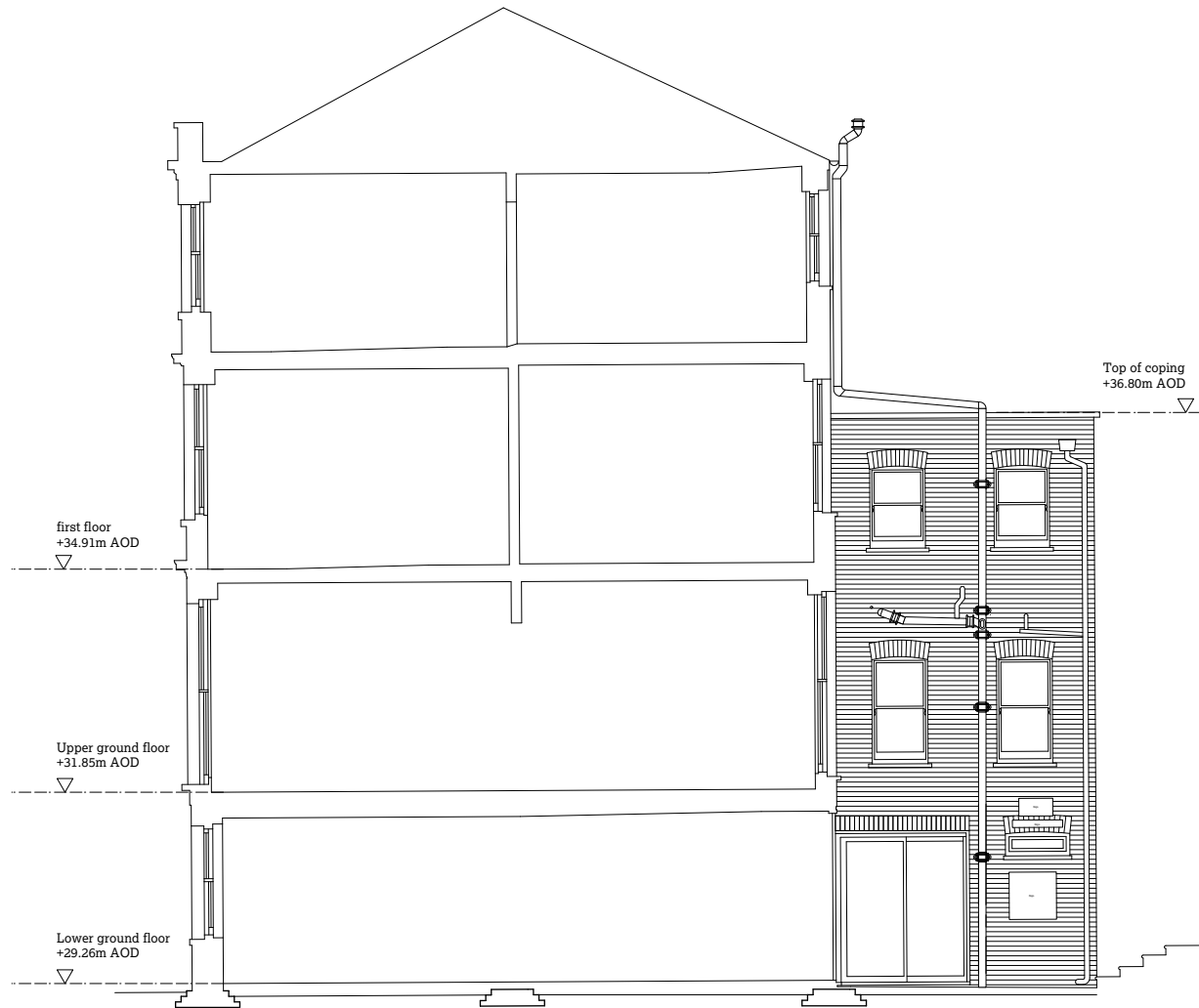
2.9 Existing areas

Site plan

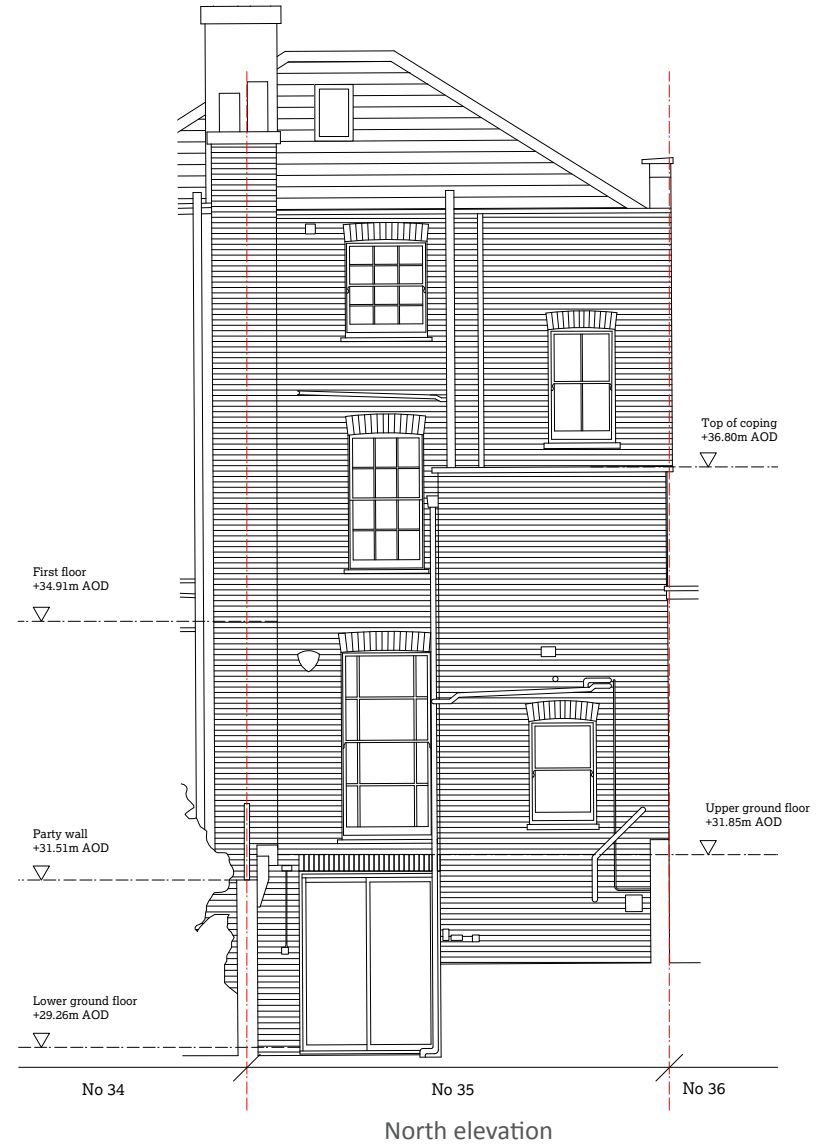


2.10 Existing section

Section BB



2.11 Existing elevations



2.12 Existing photos



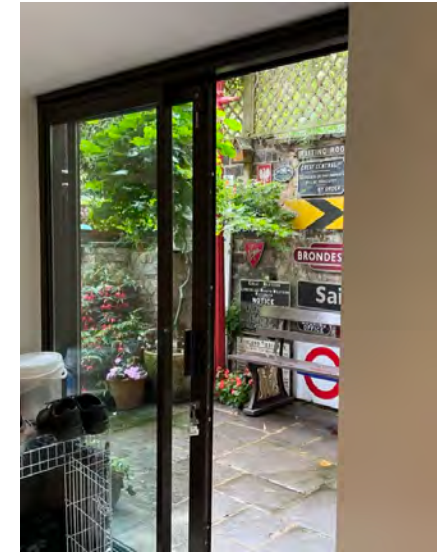
South elevation from Rochester Road



North elevation from garden



Patio from garden



Area of expansion

3 The Proposal

3.1 The Brief and need

The clients invited 51 Architecture to review the existing layout of the previously modernised lower ground floor of the house with a view to reconfiguring the existing through room and potentially extending out to the rear.

The current layout has a large kitchen area with a less generous dining provision.

The client's requirements are an open plan kitchen/dining space with strong visual connections to the rear garden.

The key requirements of the brief are:

- Reconfiguration of lower ground floor to create an open plan kitchen/dining/living space;
- Provision of flexible home working space;
- Remove the chimney breasts at the lower ground only to maximise internal space available;
- Increased amount of usable storage;

3.2 Constraints and opportunities

Lower Ground Floor

Existing condition

At lower 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.

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

3.2 Constraints and opportunities [cont]

Proposed layout

Extending the footprint to the full width of the property along the line of the existing kitchen to 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.

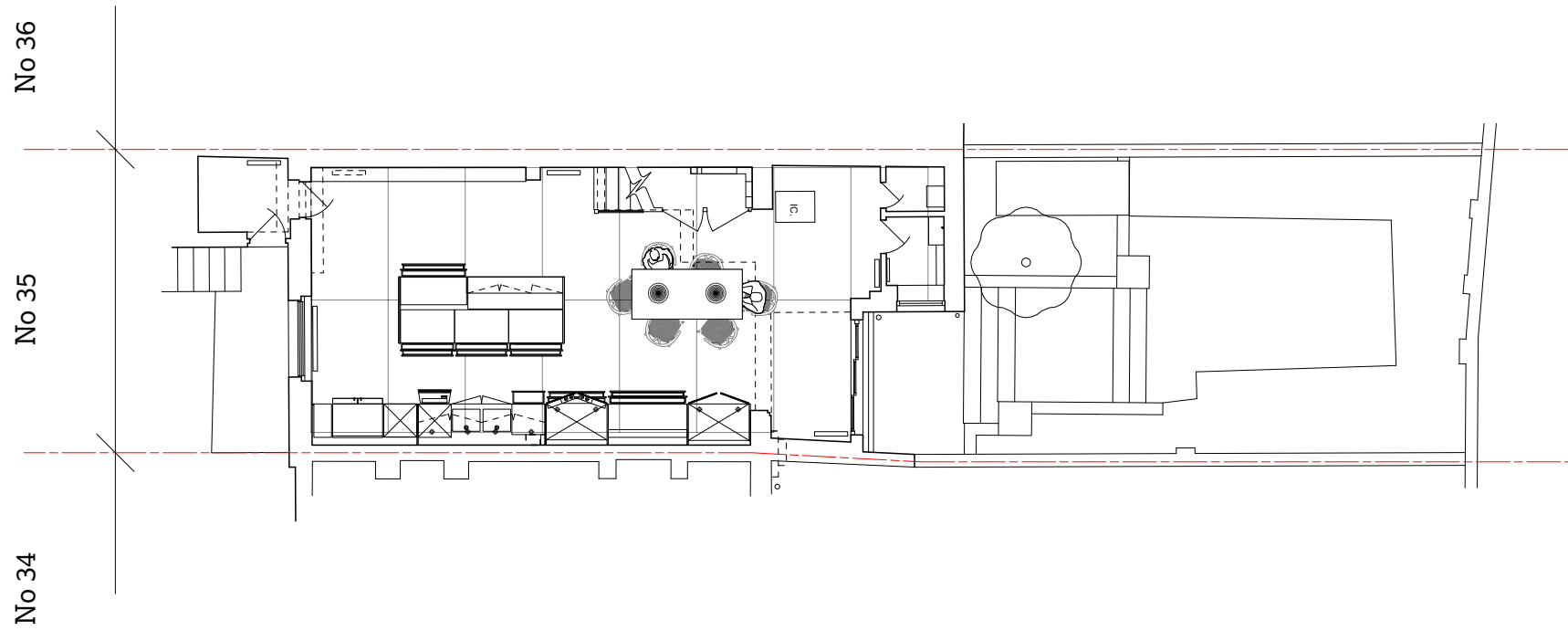
3.3 Proposed massing



Proposed North elevation massing from garden

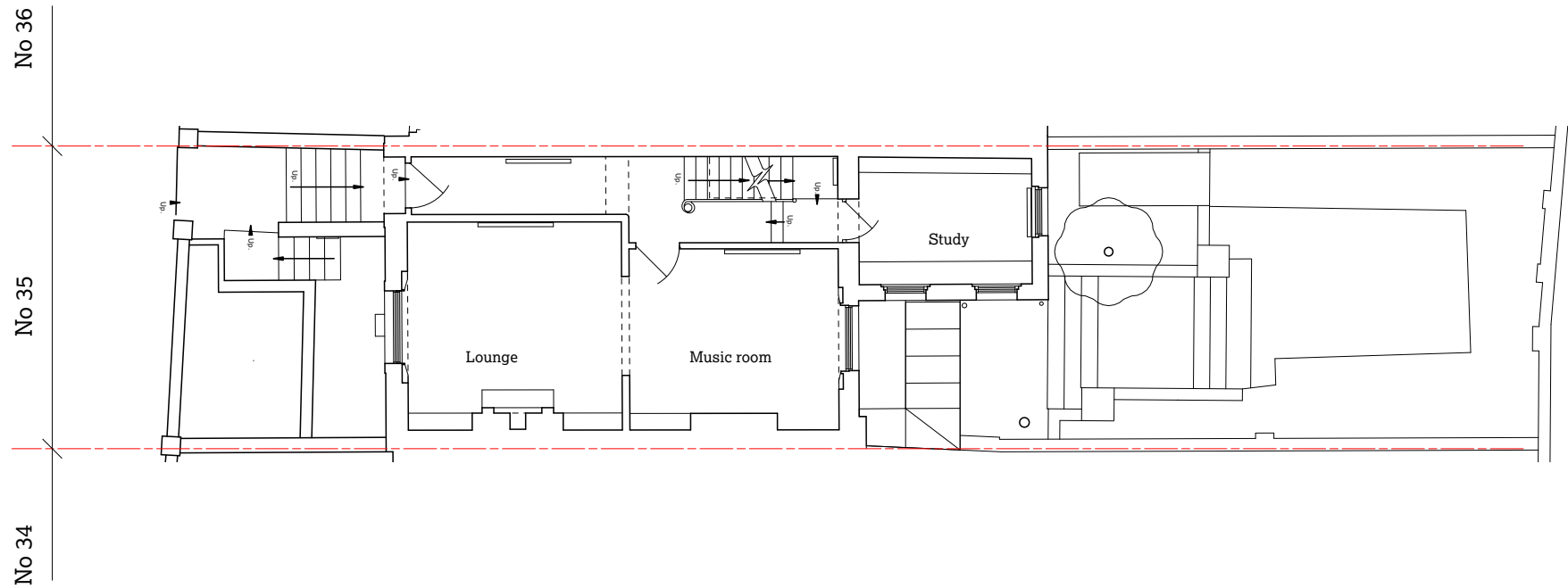
3.4 Proposed layouts

Lower ground floor

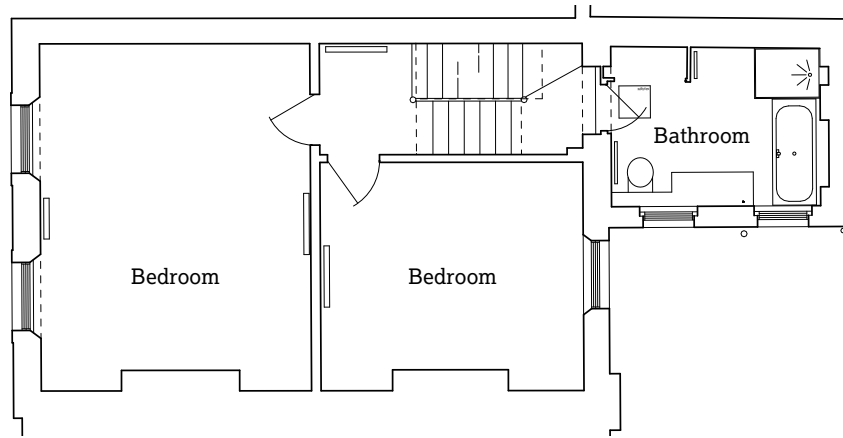


3.4 Proposed layouts [cont]

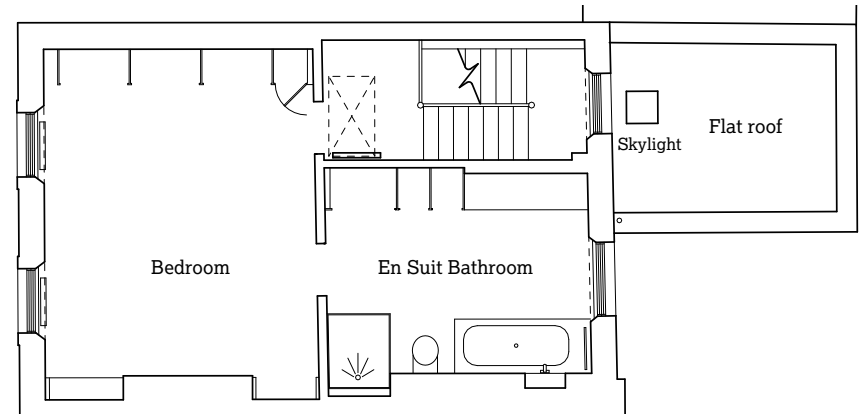
Upper ground floor



3.4 Proposed layouts [cont]



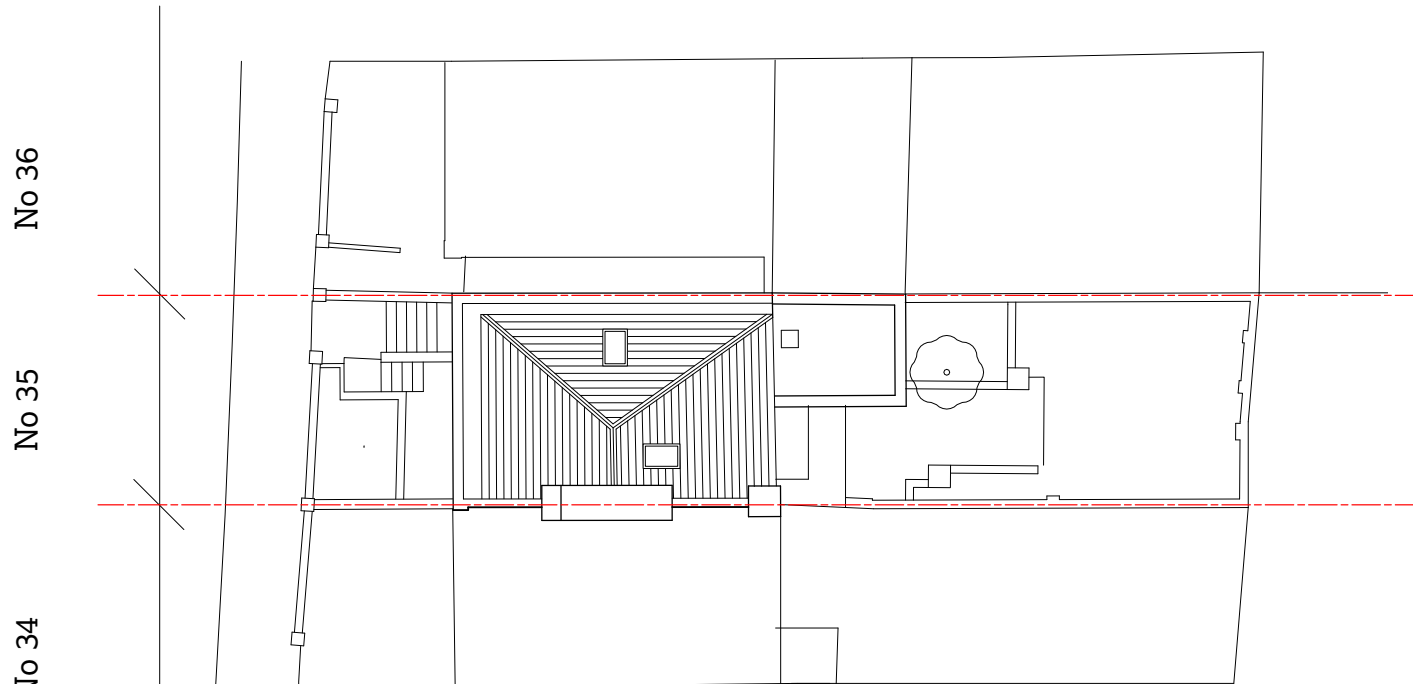
First floor plan



Second floor plan

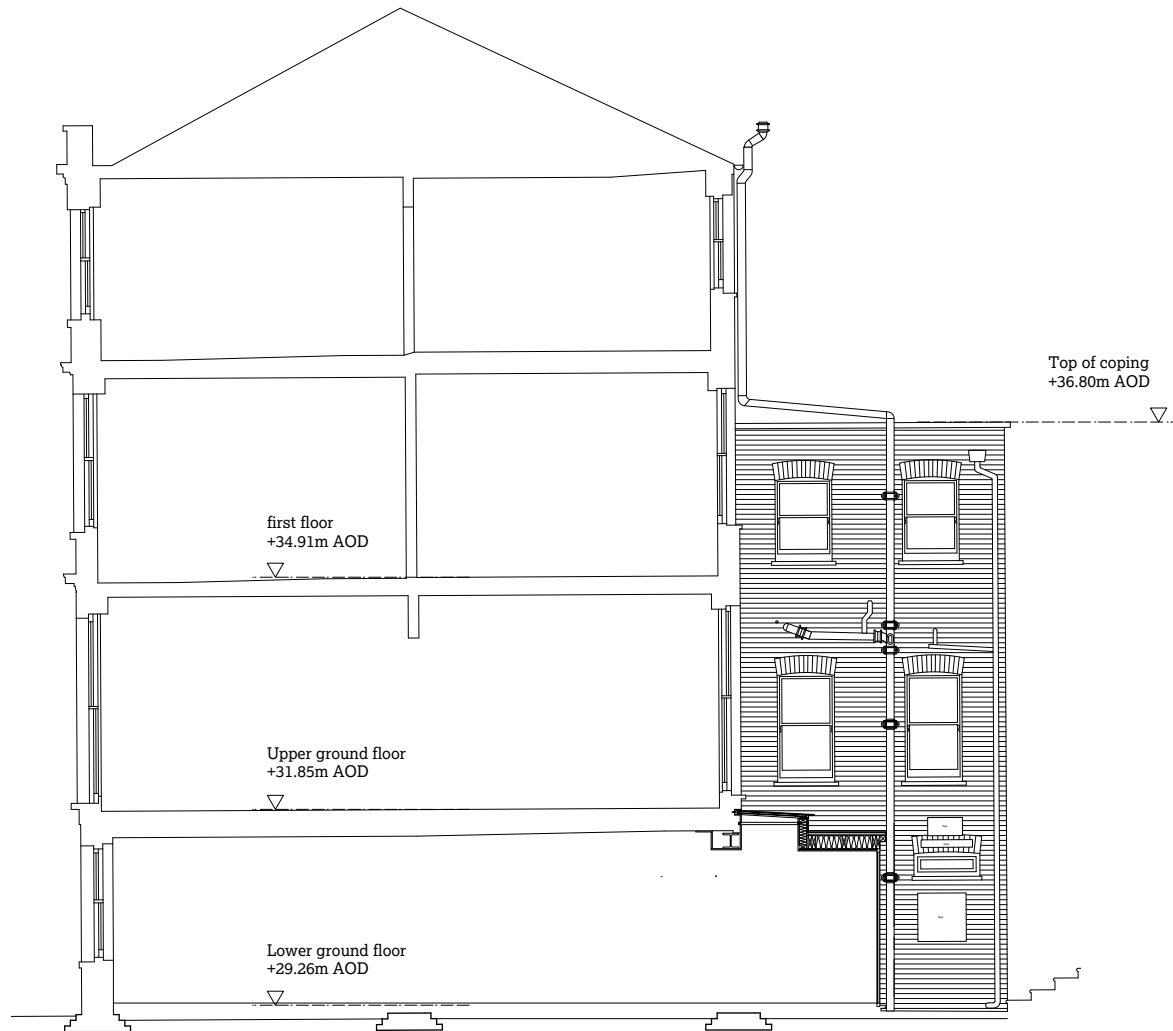
3.5 Proposed areas

Site plan

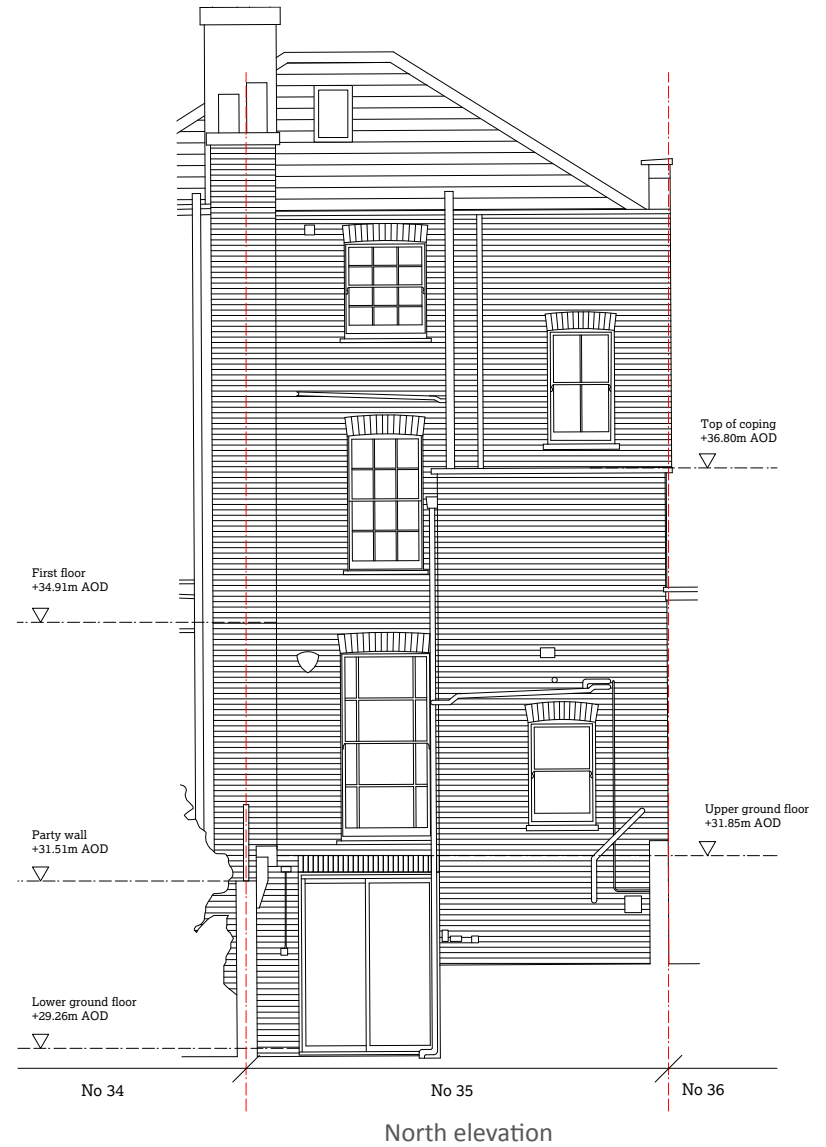


3.6 Proposed section

Section BB



3.7 Proposed elevations



3.8 External materiality

The proposed external materials are sympathetic to the existing building, being brick piers, zinc clad flat roof and with double glazed aluminium doors to the garden, all with discrete detailing appropriate to the modest size of the addition.



