

5 Ryland Road

Design, Access & Heritage Statement
September - 2024

Project Details



Client Property Address:

5 Ryland Road,
London,
NW5 3EA

Resi Address:

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Statement Contents



1 Introduction & Context

2 Site Analysis

2.1 Designated Areas

2.2 The Existing Property

2.3 Local Precedent

3 The Proposal

3.1 Proposed Design

4 Impact on Neighbours

4.1 Impact in Context

5 Heritage Statement

5.1 Heritage Statement

6 Conclusion

6.1 Conclusion

Introduction & Context

Introduction

Resi has prepared this Design and Access Statement on behalf of our client, for who we are acting as planning agent. It has been produced to support a planning application for a proposed development at 5 Ryland Road.

The document, and the wider application, has been prepared having due regard to the Development Plan for the Council as well as the National Planning Policy Framework (NPPF) so as to ensure that the Local Planning Authority has a proper understanding of the proposed development.

Description of Development

The suggested description of development is as follows:
Proposed ground side extension, loft internal alterations, floor plan redesign and all associated works at 5 Ryland Road, NW5 3EA

The proposed works include the following:

- *ground floor side extension*
- *new rooflights*

Character and Significance

The application site is located on 5 Ryland Road, London, NW5 3EA, and is situated within the Inkerman Conservation Area. The property is not listed.

This part of the Conservation Area is characterised by low rise Victorian terraced houses with small front gardens and good sized rear gardens. 5 Ryland Road itself is located in an area with consistent terraced housing.

The neighbouring buildings are predominantly terrace houses. Some of the neighbouring properties have had window/rooflight alterations, loft and rear alterations.

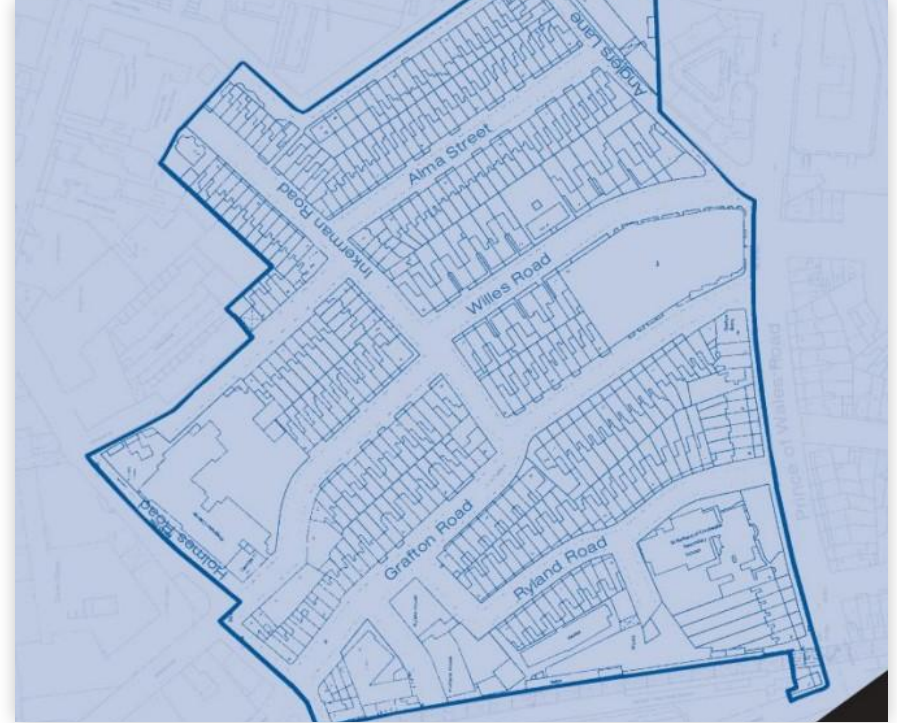
Site Analysis

2.1 Designated Areas

The site is located within the Inkerman Conservation Area .
The Conservation Area is located to the west of Kentish Town Road and within Prince of Wales Road and Anglers Lane.

The two storey terraced housing reflects the late Victorian architectural style, built in yellow stock brick with stone dressings.

The hipped roofs have grey slate, also a common material of Victorian houses.



Conservation Area Map

Site Analysis

2.2 The Existing Property

The existing property is terraced.

Properties along the street have a consistent architectural style.

It is on the West side of Ryland Road. The existing site is rectangular and benefits from a large rear garden.

The neighbouring property no.4 benefits from a side infill extension.



Existing Site View

Site analysis

2.3 Local Precedent

There are several examples of similar existing or newly approved proposals locally, these are listed below.

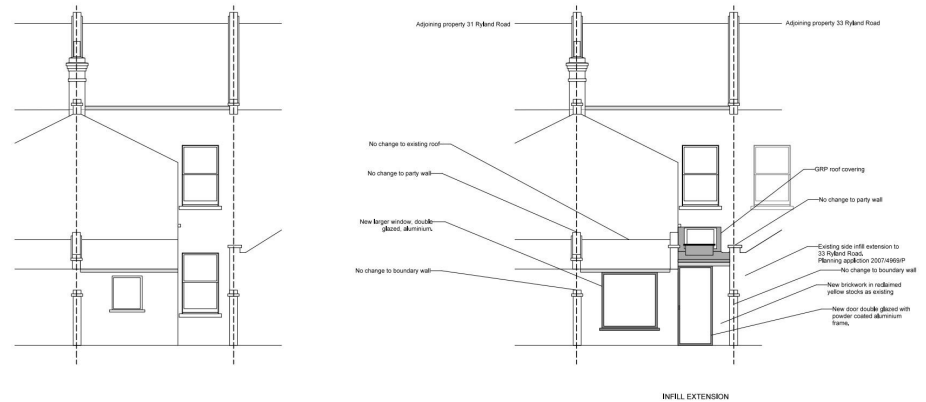
Address: 32 Ryland Road London NW5 3EH

Reference(s): 2024/2550/P

Decision: Approved

Decision Date: 15-08-2024

Description: Erection of a single storey rear infill extension associated with the conversion from two flats to single dwelling house.



32 Ryland Road

The Proposal

3.1 Proposed Design

The Proposal comprises a ground floor side infill extension with a pitched roof, with an eaves height of 2.68m. The extension shall have a depth of 6.7m and be set in from the boundary line

The Proposal has been carefully designed to be subservient to the overall mass and volume of the house.

Heights have been kept to a minimum along the boundary line, with a maximum height of 3.21m.

There are three rooflights, these will all be conservation style. Black out blinds to ensure no light pollution at night.

Materials will be in keeping with the existing and will be a high quality addition.

Impact on Neighbours

4.1 Impact in Context

Overshadowing and overbearing impact have been a key part of the design process and the following ensures that there will be no impact to neighbouring properties:

- Due to the orientation of the proposal site the neighbouring property at no.4 will not be overshadowed
- The neighbouring property at no. 4 has an existing extension hence will not be overshadowed
- The proposed extension will be inline with SPD guidance in terms of height and depth, it is well established that this impact in minimal
- Heights have been kept to a minimum along shared boundary lines



View of Neighbouring Property

Heritage

5.1 Heritage Statement

The proposed works are limited to 5 Ryland Road. The proposed side infill extension has been specifically designed in line with SPD to complement the appearance of the house and accentuate the high quality and consistent architectural styles of the area.

Although the dwelling is situated within the Inkerman Conservation Area, the proposal will preserve the heritage of the application site and enhance its appearance. The alterations will not be visible from the public realm.

Alterations will be in keeping with the character of the area and hence it is considered that the proposals will not alter the character of the existing property or harm its significance as a heritage asset, rather they will enhance its appearance and original use as a single family dwelling. For the above reasons the proposed extension works will not have an impact on the significance of the conservation area.



Street Scene

Conclusion

Our proposal at 5 Ryland Road is one that will improve our clients existing home, allowing optimal use of this residential property.

The proposed development would complement the existing building and respects the existing character and context of the building itself, and of the wider built context.

The proposals would not affect the streetscape.

The proposed development would optimise the site, ensuring a balance is struck between the extent of development on the site, and the potential of the site as a residential dwelling. The proposals would achieve this while greatly improving the character and composition of the existing dwelling, and ensuring that there are no adverse impacts on neighbouring residential amenity.

The proposed development would respond to the site and wider pattern of development with regards to scale, bulk, massing, detailed design and materials, and would be subordinate to the main dwelling.

All materials would be of a high quality and durable, so the aging of the materials integrates with the existing building, and would create a positive impact on the surrounding context.

In summary, the proposals have been designed with careful consideration of relevant Development Plan policies and local supplementary planning guidance, as well as the requirements of the NPPF. The development is considered to comply with the Development Plan when read as a whole, and the proposals would preserve the character and appearance of the conservation area.