

Flat 3, 5 Roderick Road

Design, Access & Heritage Statement

May -2025

Project Details



Client Property Address:

Flat 3,
5 Roderick Road,
London,
NW3 2NN

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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 Flat 3, 5 Roderick 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 loft front and rear dormer extensions, replacement of terrace balustrade, facade alterations, internal alterations, floor plan redesign and all associated works at Flat 3, 5 Roderick Road, London, NW3 2NN*

The proposed works include the following:

- First floor, second floor and loft

Character and Significance

The application site is located on 5 Roderick Road, NW3 2NN, and is situated within the Mansfield Conservation Area.

This part of the Conservation Area is predominantly residential in character with long roads running from East to West and short roads running from North to South in a loose grid pattern. Properties in this area often feature period detailing in tree-planted streets. 5 Roderick Road is one of the three-storey Victorian family houses which have kept their period features, and alongside others form a coherent residential district.

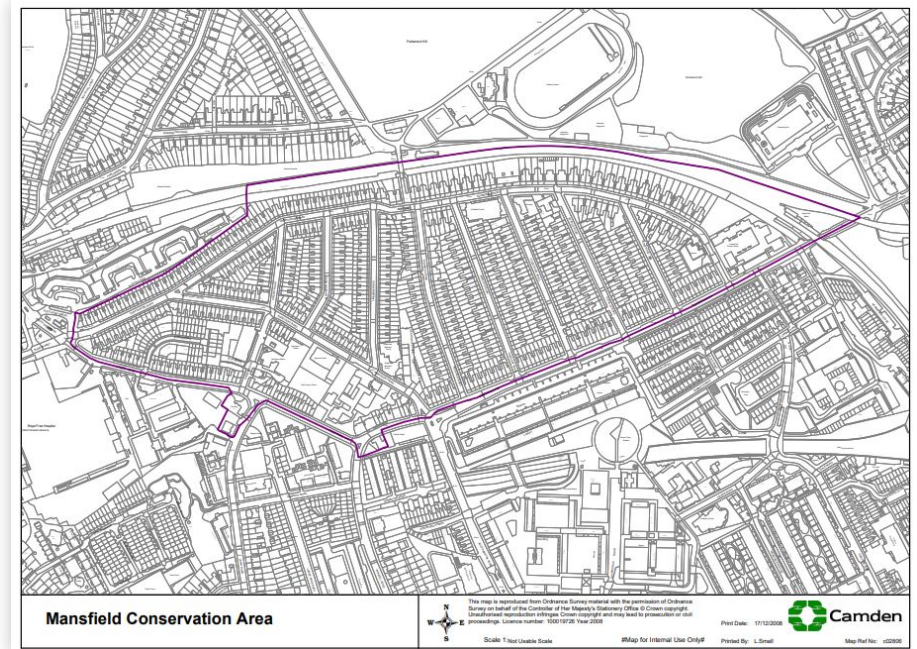
5 Roderick Road is a terraced property which at the present time is divided into flats.

Site Analysis

2.1 Designated Areas

The site is located within the Mansfield Conservation Area . Neighbouring buildings of importance include the All Hallows Church in Sherlock Road built in a French Gothic style. There are no other planning designations.

The surrounding area is characterised as a residential one with rows of terraced properties of largely unaltered roofscape, which is a great example of residential development of the late 19th Century.



Mansfield Conservation Area

Site Analysis

2.2 The Existing Property

The existing single family dwelling forms part of the terrace along Roderick Road.

Properties along the street have a consistent architectural style.

It is on the WEST side of Roderick road. The existing site is rectangular and benefits from a second floor terrace, yet with no access to the rear garden on the ground floor.



Existing Site View

Site analysis

2.2 The Existing Property



Existing Front facade



Existing Rear facade



View of neighbouring property no. 07

Site analysis

2.3 Local Precedent

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

Address: 35 Roderick Road London NW3 2NP

Reference(s): 2022/3996/P

Decision: Approve with conditions

Decision Date: 16/11/2022

Description: Erection of single storey infill rear extension at ground floor with fenestration alterations to existing rear extension and replacement of existing rear dormer by wider one.



Existing Rear Elevation



Proposed Rear Elevation

Site analysis

2.4 Existing drawings



Existing Front Elevation



Existing Rear Elevation

The Proposal

3.1 Proposed Design

The proposal comprises dormer extensions in the loft.

With the evolving needs of a growing family, loft space has become an essential part of the house, hence needs an upgrade. As the rear dormer cannot provide sufficient storage space, the proposed rear dormer is to be widened by 0.5m on either side to provide better circulation in the loft bedroom. On the front roof, a small dormer is proposed to accommodate a more generous reconfigured bathroom.

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

Dormers have been set in from the eaves and the ridge to minimise visual impact to the coherent roofscape. Additionally, there is no overshadowing effect on the neighbouring property at 3 and 7 Roderick Road

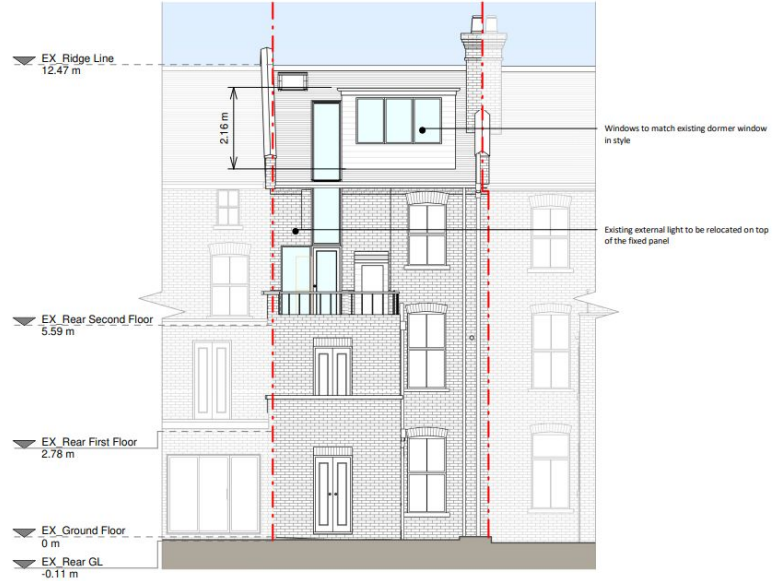
An eaves rooflight is introduced to bring natural light in the stairwell from first floor to the loft while creating a simpler aesthetic. Materials will be of high quality and in keeping with the character of the existing property, providing a sympathetic and complementary addition to the home.

Site analysis

3.2 Proposed drawings



Proposed Front Elevation



Proposed Rear Elevation

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. 3 and no. 7 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 is minimal
- Heights have been kept to a minimum along shared boundary lines



View of Neighbouring Property no 03

Heritage

5.1 Heritage Statement

The proposed works are limited to 5 Roderick Road, NW3 2NN. The proposed loft dormer extensions has been specifically designed in line with SPD to complement the appearance of the house and accentuate the high quality architectural styles of the area.

Although the dwelling is situated within the Mansfield Conservation Area, the proposal will preserve the heritage of the application site and enhance its appearance.

The proposal is a modern addition that clearly evidences the areas development over time, yet alterations will also be in keeping with the character of the area and hence it is considered that the proposals and 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.



Conclusion

Our proposal at Flat 3, 5 Roderick 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 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.