

DESIGN & ACCESS STATEMENT FOR
8 RYLAND ROAD, LONDON, NW5 3EA

Background

The proposal involves the formation of a mansard roof extension; see accompanying elevational drawings. The external appearance & scale of the proposal has been designed with due consideration to the existing mansard roof extensions to the properties in the immediate locality; numbers 2, 3, 4, 5, & 6 Ryland Road.

Materials to the external faces of the dormer will be slate & match in with the other dormers in the area. The need for more space within the family home was the catalyst, with the existing 'butterfly' roof area providing an appropriate area for expansion. The economic viability of developing the existing property, when considered against the cost of moving to a property providing the required space, was an important factor. A bedroom & a shower room will be formed within the created space.

Physical

The site is found in the Inkerman Conservation area. The property is a three-bedroomed single family dwelling house in the middle of a terrace. The site is rectangular in shape & covers an area of approximately 110m² & is generally flat.

The site runs south-west to north-east, front to back & has no other outbuildings positioned on it. There is a garden to the rear. The position of drainage & gas lines is not known. There is no known history of crime or disorder on the site.

The loft will principally be constructed on site with materials brought in to enable this.

Access

The new bedroom & shower room will be reached via a new staircase designed to match with the existing staircase.

Social

The social impact on the locality is negligible

Economic

The economic impact on the locality is negligible

Planning Policy

The site falls within the Inkerman Conservation Area and therefore the scheme has been designed in sympathy with the Council's policies & in recognition of the existing loft developments to the surrounding properties.

Immediate neighbours have been advised of the proposal.