

Design and Access Statement for 4 Ryland Road, NW5 3EA

Ref: RR_DA_170610

Introduction

The proposed development consists of the construction of an infill single storey ground floor rear extension to the side of the existing half-width extension at the rear of this Victorian terraced house. The scale, geometry and materiality of the proposed addition has been designed to be sensitive and sympathetic to its location and it will have no detrimental effect on the character of the surrounding area.

Amount

The proposed works comprise the construction of a rear wall on a new foundation in line with the existing rear wall at ground floor; the erection of a new wall, tied to the existing flank wall adjacent to No. 5; and a new nib wall on the side of the existing double storey extension of No. 3. A new floor is to be installed with a thermostatically controlled under floor heating system. We also propose to construct a new pitched roof structure with skylights. The acoustic and thermal insulation standards of the new construction will satisfy building regulation's requirements'.

Scale

The area of the extension is dictated by the existing rear and side walls. The extent in plan of the proposed addition will keep to the existing building line at the rear of the building. The height of the roof is constrained by pitch (nominal 15 deg.) and the window cill of the bathroom at First Floor. The new roof profile will closely match the existing lean-to. The volume of the new extension will be approximately 45 cubic metres. The distance of the rear wall to the boundary wall will be as existing.

Appearance

The proposed new rear external wall will be brick faced to match the existing building and in keeping with neighbouring houses. The fenestration will be in dark painted aluminium. The proposed new pitched roof will be finished in roof slates to match the existing roofs.

Access Component

The building is situated in a secondary road and there is adequate car parking on meters nearby. There is no space for a lift in the house and the accommodation has never been accessible to wheel chair disabled persons, but only for ambulant disabled persons.