

6 Ryland Road, London NW5 3EA

DESIGN AND ACCESS STATEMENT

DESIGN

6 Ryland Road was built in the late nineteenth century and is the last of a run of similar houses; no. 7 is of a different, somewhat later type. It is of stock brick, now overpainted unlike its fellows, with a bay window, ornate arched surrounds to first-floor windows, and decorative porch and cornice. Originally two-storey, a second floor was formed in the 1980s by adding a slated mansard with three Velux windows behind the front parapet, and raising the rear wall. Similar additions have been made to neighbouring houses. These now have varying roof verge levels, probably as a result of amendments made during insulating/reroofing works. It is possible that the proposed reroofing will necessitate a slight increase in verge level to improve ventilation provision but it will remain lower than that of No. 5.

The rear elevation is very plain, with a projecting rear extension under a slated roof. It includes a first-floor terrace, probably not be original, and a kitchen window which is probably 1980s. Internal first floor partitions are of similar recent date, built to accommodate internal bathrooms.

The house has four bedrooms and a traditional living room divided the folding doors. The kitchen is narrow with restricted dining area looking onto the gloomy rear area. The aim is to create a well-lit space, a family room for cooking and dining together, which can be opened up to and integrated with the garden. Use of full-width sliding doors optimises light in this North-facing space and makes the garden seem part of the new room.

Internal remodelling aims to replace cramped, poorly laid out, internal bath and shower rooms with more generous bathrooms suitable for a family with young children, daylit where possible. Removal of the remains of ground floor fireplace [the fireplace itself is gone] and the chimney breasts above, now enclosed in plasterboard, will make the rear bedrooms more flexible.

Replacement windows will be similar in appearance to existing but of high thermal performance. Opening types will be as existing.

ACCESS

Access to the building is unaffected by the works. Flush access to the garden area will be achieved.

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