



Our Ref: 14.067 /28 Roderick Road NW3 2NL

17.12.14

DESIGN AND ACCESS STATEMENT

Proposal

Erection of small single storey rear extension on 2nd floor of mid-terrace property.

Design

The proposal seeks to provide a bathroom for the inhabitants of 28 Roderick Road to match the proposal for 26 Roderick Road, granted planning permission on 17th October 2014 (App ref 2014/5728/P).

The size, proportions and fenestration are identical to the design for no. 26, mirrored to suit the property.

The height has been restricted to 2.7m from external floor level also to match.

Materials

The main intention for the choice of materials is to help the proposed out-building be respectful of the existing formal appearance of the Mansfield Conservation area.

The external walls would match the existing appearance, with a fairface London stock brick finish. These will be second hand stocks in order to match the appearance of the existing bricks.

External doors and windows are to be white timber framed to match existing, the proposed window will be sliding sash.

The roof is to be minimal flat roof with minimal detailing at eaves. The material finish for the flat roof is to be cold rolled polyurethane solution such as Sarnafil or similar, with grey finish to match the grey slate tiles of the existing house.

Photos



Existing rear of 26 Roderick Road



Existing rear of 28 Roderick Road



Example of other 2nd floor extensions in immediate surroundings (Sherlock Road).