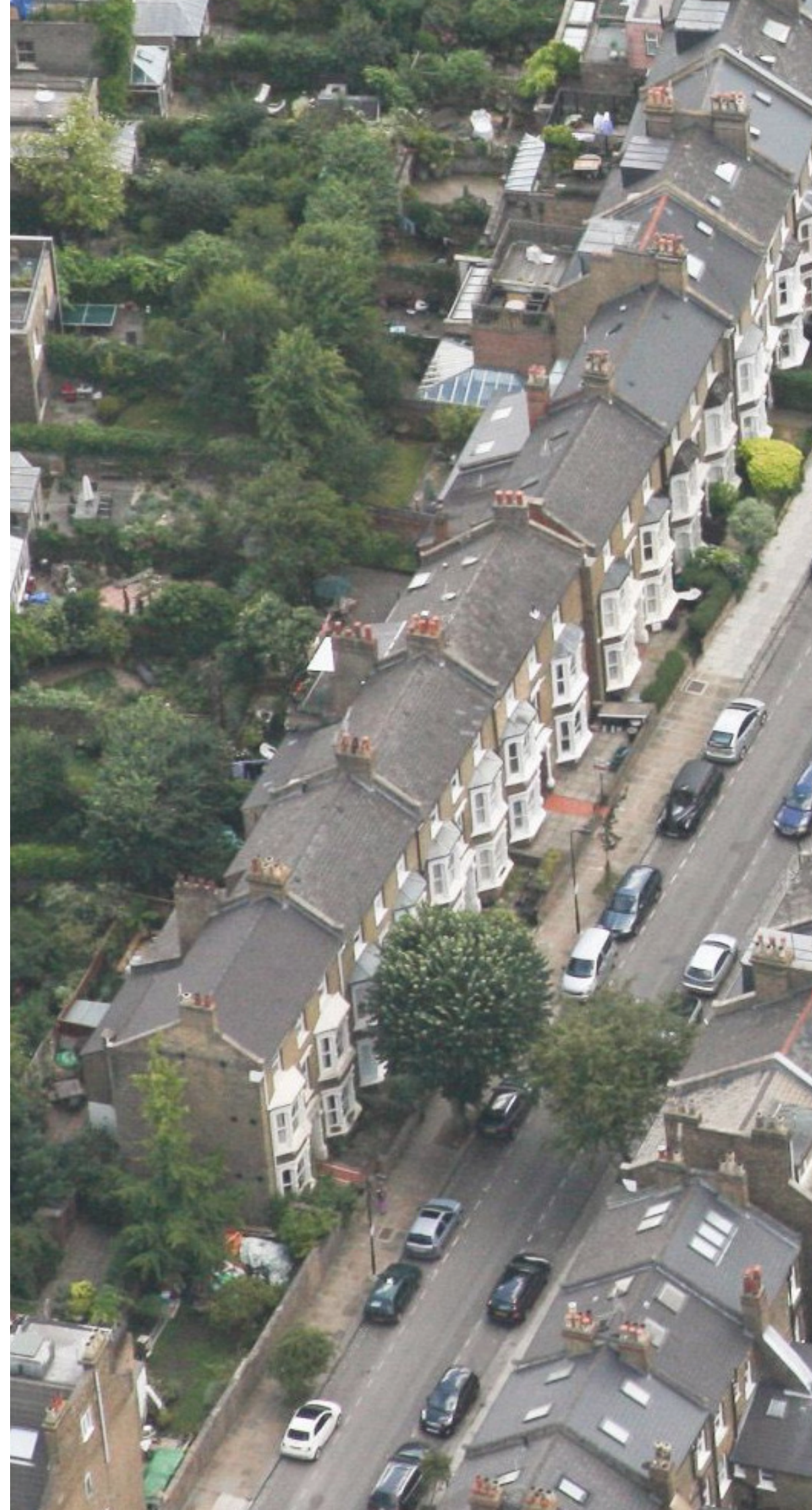


SSA

1082. 56 RODERICK ROAD  
LONDON MARCH 2015

DESIGN AND ACCESS  
STATEMENT





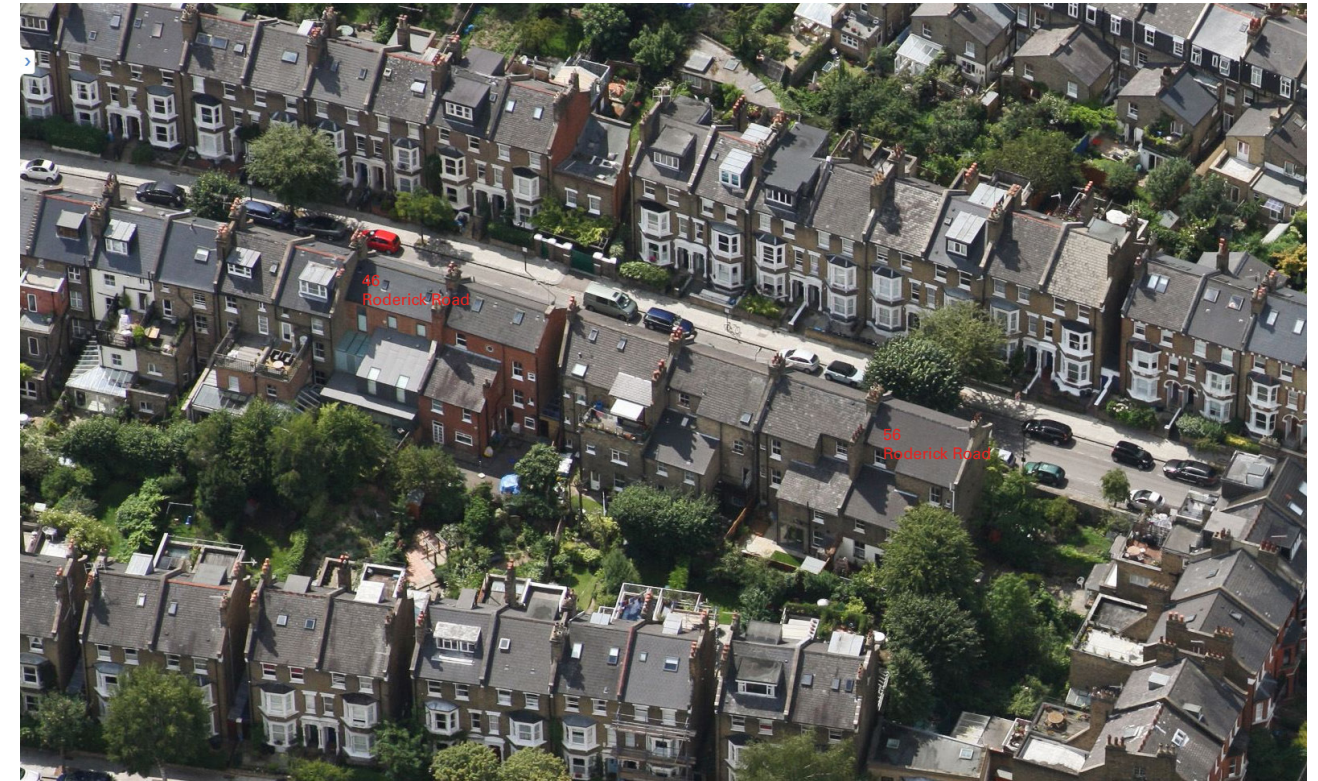


FRONT ELEVATIONS

Roderick Road is a pleasant terraced street, dating from the late 19th century, and is within the Mansfield Conservation Area.

The front elevations of Roderick Road are uniform, in groups of different terrace designs, whereas at the rear of the properties a variety of extensions and alterations have been carried out, creating a more varied appearance. Nos. 46 - 56 Roderick Road have double bays to the front elevation, whereas the rest of the street have single bays.

There are no views onto the rear of Roderick Road from the public realm. There are potentially some views from the rear of properties to Shirlock and Savernake Roads, but the rear gardens are heavily planted, so the views are limited.



REAR ELEVATIONS

There have been no previous planning applications, as far as the records show, for 56 Roderick Road. Of the double bay properties on Roderick Road, no. 46 Roderick Road has gained permission for a full width ground floor rear extension, and a rear extension at first floor level, refs: 2005/5452/P and 2006/1221/P. The proposals shown on this application are smaller in scale than that of no. 46 Roderick Road, with no alterations above ground floor level, other than the addition of a rooflight at first floor level.

There are numerous examples of ground floor rear and side extensions on Roderick Road, varying in scale and style. For example:

26 Roderick Road, Ground Floor rear extension. Ref: 2007/4753/P  
34 Roderick Road, Ground Floor rear extension. Ref: PEX0201097  
61 Roderick Road, Ground Floor rear extension. Ref: 2012/0901/P





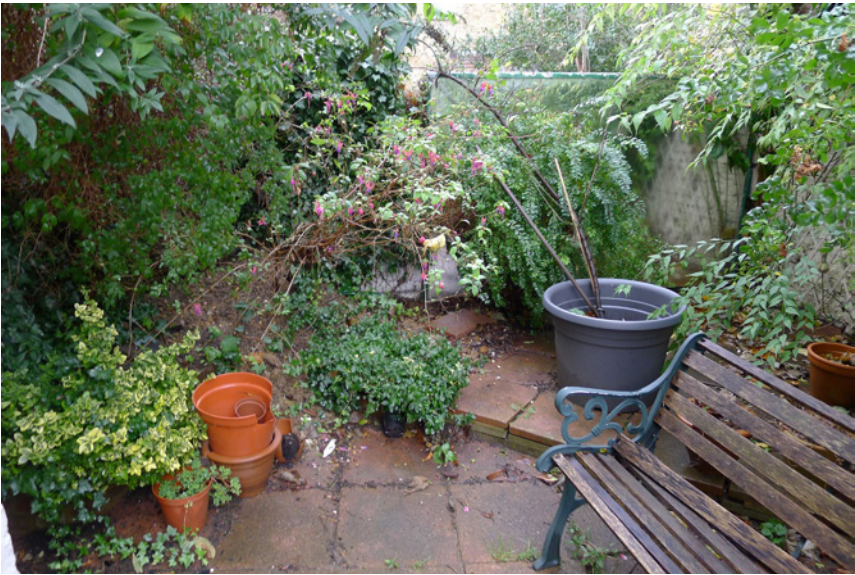
The front elevation with double bay and centrally located entrance.



The rear elevation, with access door in poor condition.



The rear elevation looking towards no. 54 Roderick Road.



The pleasant rear courtyard garden, with paving, and plants to boundaries.





The existing property is in relatively poor condition and requires complete refurbishment. However, internally many of the elegant period details have been retained, such as cornices, skirtings and architraves. In particularly poor condition is the existing kitchen and utility room, which are dilapidated. There is no connection between the internal spaces with the pleasant courtyard garden to the rear.

The proposals seek to open up the existing spaces on the ground floor, and connect them visually to the courtyard garden, as well as providing a separate dining room and new kitchen area. New French doors in lieu of the existing sash windows connect the dining room to an outside dining space. A new opening has been created opposite the front door, in order to allow views out into the garden, from the central circulation space of the house.

The new extension is conceived as a modern element, clearly expressing itself as part of the 'new'. It is of a simple design, with large glazed sliding doors opening out onto the courtyard garden. The rear finish to the extension would be render, and a metal profile to the edge of the windows would act to define the window opening. A roof light above this extension further improves the level of daylight reaching the internal area. The new extension is not full width, and is of a modest size in order to remain subordinate to the parent building.

The existing courtyard garden has a paved surface. The proposals would introduce some further planters to the boundaries of the garden, with new trellis in some areas for added privacy.

The new wall which faces onto 95 Savernake Road, would be formed in brickwork to match the existing building. This wall is north facing, so would not overshadow the garden to no. 95 Savernake Road.

The roof light to the rear elevation, at first floor level, is located in the ceiling of the new dressing room, and as such offers no views out, avoiding any overlooking issues.

The proposals are focused at ground floor and are not visible from outside of the site, other than the limited views from the rears of some of the properties on Savernake Road and Shirlock Road, reducing their impact on the conservation area.

Access arrangements remain unchanged, although the internal circulation is improved by the removal of a change in floor level in the ground floor.

In general, the proposals have been carefully considered so that via minimal interventions, a pleasant family home is created.

