

2 Ryland Road, London NW5 3EA

Planning Application Design and Access Statement 22 June 2016

The existing house and garden

2 Ryland Road is a three storey Victorian terraced house located in the Inkerman Conservation Area.

The front elevation is built in London stock brickwork with a front door and bay window at ground floor. The first floor has a pair of sash windows and a single sash window. All the openings are trimmed in white painted stucco with arched window openings. There is a white painted stucco cornice with dentil motif to the parapet.

The second floor roof extension was added in 1986 to provide two bedrooms. Its sloping slate roof with three Velux type roof lights is partly concealed behind the existing parapet.

The house although part of a longer terrace comprises a group of four houses 1-4 Ryland Road which share the same design.

The rear elevation is part of a typically varied ensemble of rear elevations built also in London stock brickwork. It consists of an existing projecting two storey extension, white painted brickwork single storey extension which project further into rear garden and a sloping glazed conservatory. The second floor extension carried out in 1986 is built in second-hand London stock brickwork with white painted timber sash windows to the stairwell and rear bedroom at second floor. The second floor parapet extends across the rear elevations of 2, 3 and 4 Ryland Road. All exterior joinery front and back is white painted timber.

The house comprises an entrance hall, passage and staircase with the front and rear living rooms now open to each other with the kitchen cum breakfast room and study at the rear facing the back garden. There are two bedrooms at first floor with a bathroom and shower room located in the existing rear extension.

The proposal

The proposal is for our client Trisha Montague who has lived in the house for over thirty years and would now like to make modest alterations and extension to the rear of the house in order to rationalise the accommodation at ground floor. This involves demolition of the existing conservatory and opening up the rear kitchen/ breakfast room and study into one space including a small extension (7.4 sq m) and making a new rear ground floor elevation in second-hand London stock brickwork and white painted timber French windows and smaller kitchen window.

The new single storey parts of the building comprise a flat roof with two glazed lantern roof lights. A central rectangular roof light over the study and a second roof light across the rear part of the house set behind the brickwork parapet.

The rear extension does not project any further into the rear garden than the current rear elevation.

Pre-Application advice (Camden Council ref: 2016/2713/PRE)

A Pre-application submission was made on 13 May 2016 and a reply received on 3 June 2016.

We have considered the advice provided. Our client has subsequently also discussed the proposal with neighbours.

We have visited 6 Ryland Road on 10 June 2016 and met the owner Mrs Jessica Marshall. Work is currently being carried out on the property following receipt of planning permission on 19 November 2014 (Application Ref: 2014/5726/P).

The works include a new rear ground floor extension with a fully glazed rear elevation and first floor terrace.

In light of the above we have modified our proposals by lowering the rear elevation by 100mm as per the existing ground floor parapet wall to 2 Ryland Road. We have also slightly widened the window and French window at the client's request. We feel the ground floor elevation does match the variety of opening of the upper storeys in terms of the windows and French doors appearing as 'punched' openings in a brickwork wall. We feel these openings have a different function to the windows on the upper level and thus cannot be expected to match the upper level exactly in terms of size and proportion. This is usual on all the ground floor rear elevations of neighbouring houses.

Conclusion

We feel the proposed rear extension is a modest but positive contribution to the Inkerman Conservation Area. It provides a much needed upgrading of the rear ground floor of the existing house in terms of space, light and aspect into the rear garden and also makes a positive contribution to the rear garden landscape where it nestles within the small scale setting formed by the variety of one and two storey extensions, many with roof terraces, that have been built in piecemeal fashion over the years to generally pleasing effect.

Area Calculations

Site Area	171.4 sq m	
Floor areas	Existing	Proposed
Ground floor	58.2 sq m	65.6 sq m
First floor	39.7 sq m	39.7 sq m
Second floor	30.7 sq m	30.7 sq m
Total	128.6 sq m	136.0 sq m