

DESIGN AND ACCESS STATEMENT

Address:

No.10 Ryland Road, London NW5 3EA

Date:
16th January 2017

This statement is to accompany a full planning application for alternations to the above mentioned property.

Background:

The site is located within the Inkerman Conservation Area within the London Borough of Camden.

The site consists of a two storey period property of traditional construction located on Ryland road, off of Prince of Wales road, London NW5. The site is a terraced building.

The surrounding area is of a residential use class with predominantly single family dwellings and some flats formed via conversions. The surrounding buildings are of similar bulk, scale, architectural design and character.

The proposals applied for are as follows:

The following should be read in conjunction with drawings ref. TRS064_PLNG

- Demolition of existing rear pitched roof extension back to original property line
- Construction of new side return extension boundary wall height altered as shown
- Installation of slimline style glazed doors to rear of property
- New flat roof partially covering side return extension
- Additional habitable floor space created through conversion of loft with rear dormer as per conservation guidelines.
- New flat roof over dormer as above.
- New conservation style roof lights within front pitch of existing roof.

Conclusion:

The demolition of the existing rear extension and intend to restore the original character of the property. The new side return extension allows the dwelling to maintain floor area and creates an improved layout including a generous kitchen & dining space. The full length glazed roof light will further enhance the ground floor allowing plenty of natural light overhead and within complimented by a new glazed door at the rear. The height of the neighbouring boundary wall has been previously agreed as acceptable by the neighbour and written confirmation of this can be included as part of the application if requested.

The conversion of the loft space will create a new master suite with ensuite bathroom and dedicated storage space. The dormer to the rear will be in accordance with conservation guidelines, allowing for a good ceiling height within a portion of the new loft space. The proposal includes 2no. conservation style roof lights to the front of the property and 1no. to the rear pitch lighting the staircase as shown.

Access:

The proposed scheme offers no alteration to access.

Kind regards,

Alastair Moule
T R STUDIO