

ARCHETYPE

Design and Access Statement

Single storey side and rear extension

at

**71 Roderick Road
London NW3 2NP**

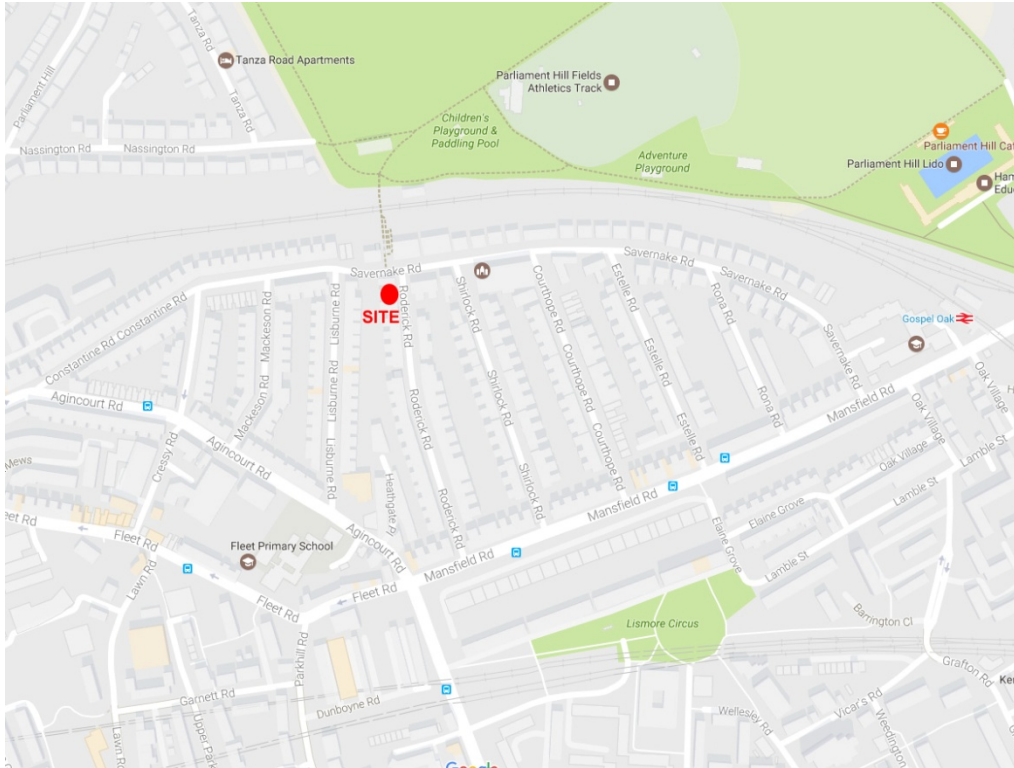
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Archetype Associates Limited
121 Gloucester Place
London W1U 6JY
Telephone: +44 (0)20 7486 3666
Fax: +44 (0)20 7486 3888
Web: www.archetype.org.uk
Email: architect@archetype.org.uk
Reg. In England No. 5389918

1. Site Location

The site is located on West side of Roderick Road, close to its junction with Savernake Road. Roderick Road is a predominately residential area. Gospel Oak is a short walk to the East of the site and Mansfield road provides good bus links to neighbouring areas. Amenities of Parliament Hill are available to the North of the site.

Hereford Road is within the Mansfield Conservation area.



2. Surroundings and Context

71 Roderick Road is a three storey terraced Victorian house same as the rest of the buildings in the area. The street is predominately residential with rows of terrace. A number of these houses are converted into flats or used as HMOs. Adjoining property No.73 is a bigger house converted into three flats.

All the properties on the Western side of Roderick Road have a uniform and formal appearance. Rear Elevations are somehow irregular with ground floor rear extensions and dormers visible on some properties.



3. Site layout

The site area is 140 sqm of which 50sqm is the rear garden and patio. The existing house has a original two storey rear extension with pitched roof. The main entrance leads to a lobby, reception rooms , kitchen on ground floor and access to rear garden and patio.



REAR VIEW

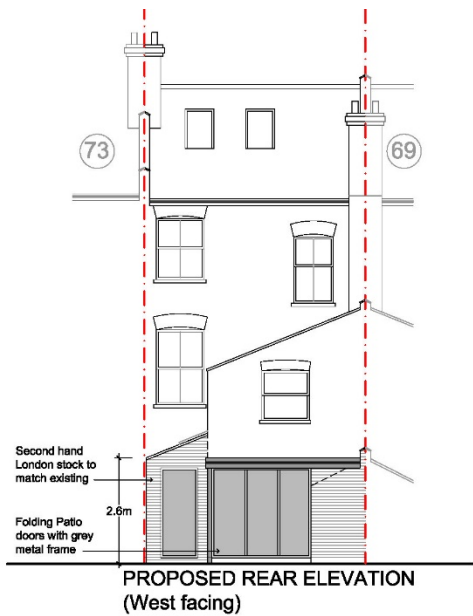
4. Relevant Planning History

4.1 No relevant planning history was found on council's planning register. The property is currently in use as single family dwelling house.

5. Concept Design

5.1 The applicant seeks to extend the existing ground floor kitchen to rear and side. The proposal is to create a open plan kitchen and dining area by removing the existing wall along the patio. A single storey side extension is proposed with pitched roof to minimise any impact on the amenities of No.73. The height of side extension wall will be 2.6m and considering the windows of No.73 are set back from the boundary over 3m, it will have minimal impact.

5.2 A glass rear extension cladded with grey metal sheets is proposed to extend in line with existing store. This will provide extensive daylight and will open up the views from kitchen.



6. Access

6.1 No alterations to existing access to the property is proposed.

6.2 The extensions will have level access from entrance lobby and will improve the internal circulation within the premises for people of all abilities.

7. Conclusion

7.1 The property is located in an area with predominately converted residential properties. The existing ground floor kitchen is fairly cramped and accessed through a narrow passage from lobby.

7.2 The carefully designed rooflight will maintain privacy and considerably improve the daylight entering into dining area.

7.3 The extensions are fairly modest and will provide contemporary open plan kitchen/dining space with views of the patio.