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36 Roderick Road NW3 2NL

Design and Access Statement in connection with Householder Application for proposed rear extension at ground floor level.

18 July 2017

A. Planning History.

36 Roderick Road is a west-facing, four-storey terraced house in Roderick Road, being a dwelling house in single family occupation. Its only recorded planning history was a statement of “No Objection” to an application (No. T9602585) to remove a fig tree in the front garden, dated 28/8/1996.

On 26/5/17 an application was made to Camden Council for a Certificate of Lawfulness in connection with the proposed construction of an infill rear extension at ground floor level and the installation of a roof window in the main rear roof slope. However, on 12/7/17 Camden Planning Department wrote to say that the proposal did not meet with the requirements of the Schedule of Permitted Development and that the application should be replaced with a Householder Application for Planning Consent. This statement forms part of the Householder Application.

B. Background.

Both the properties on either side of 36 Roderick Road already have single storey infill rear extensions between their original back additions and the party wall with their neighbours to the south. Many of the houses on the east side of Roderick Road and those on the west side of Shirlock Road, the next street to the east, already have similar extensions, which are clearly characteristic of the houses in the Conservation Area.

Most of these infill extensions, including those to both Nos. 34 and 38 Roderick Road, the adjoining properties, have entirely or largely glazed roofs, and project to the rear walls of pre-existing back additions.

C. Design.

The proposed infill extension will have an entirely glazed roof, pitched to drain into the shared gutter running along the top of the Party Fence wall with No. 38. The rear elevation of the extension will comprise a fully-glazed sliding screen which will be extended across the full width

of the house, replacing the brick wall with fully glazed “French” doors which forms the existing back addition. This, together with the parapet wall above the glazed screen, which will be in fair-faced London Stock brickwork, will serve to unite and simplify the appearance of the rear of the house at ground floor level.

All glass panels in the screen and in the extension roof will be sealed with units complying with Part L of the Building Regulations in terms of thermal insulation, and will be in “self-cleaning” glass.

The proposal in the earlier application for a Certificate of Lawfulness, to install a roof light in the rear facing slope of the main roof of the house has been abandoned and does not form part of this application.

The two existing timber double-hung sash windows at second floor level in the front elevation of the house and the two existing metal-framed windows at first and second floor levels in the main rear elevation of the house will all be replaced with new timber double-hung sash windows which will be fully compliant with Part L of the Building regulations and will match the appearance of the original windows of the house. A drawing showing typical details of the proposed new window is included in this application.

Party Wall agreements have been made and party Wall Awards have been published, with the owners of both Nos. 34 and 38 Roderick Road. Details of amended rainwater goods have been agreed with the owners of No. 38 as part of the Award.

The flat roofs above the existing back additions to No. 36 Roderick Road at first and second floor levels constitute accessible spaces with appropriate guarding. It would appear that these accessible flat roofs are original to the house, and certainly pre-date the 1947 town and Country Planning Act.

The proposed re-cladding of the existing back addition at 2nd floor level with render has been abandoned and does not form part of this application. The existing boarded cladding will be refurbished.

The proposed materials for external elements in the alterations and extension to which this application relates will be as set out in the application form and will generally be of similar appearance to the construction of the original house.

D. Access.

As part of the proposed works of alteration to the house to which this application relates the pathway from the pavement to the front door is to be re-laid to provide a smooth level access route to the front porch.

A WC is to be installed at ground floor level, (at present WCs only exist at first and second floor levels) which will be accessible to the ambulant disabled.

All new entrances into the house will afford level access. Improvements in accessibility will be put in place wherever practically possible.

E. Conclusion.

The applicants trust that the Authority will find that the proposals to which this application relates are all in keeping with the character and appearance of similar developments within the Conservation Area, and as such should be given consent.