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# Design & Access Statement

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69 Roderick Road, London NW3 2NP

PLANNING APPLICATION  
24/05/18

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## **1.0 Site description**

69 Roderick Road is a three storey terraced Victorian house as it is typical of many buildings in the area

The site is located on the West side of Roderick Road, close to its junction with Savernake Road. Roderick Road is a predominately residential area.

The site falls within the Mansfield Conservation area.

## **2.0 Design**

### **Use**

69 Roderick Road is a single family dwelling house.

### **Amount**

The proposed extension will add 14 sqm GIA to the existing ground floor plan. This is by a single storey side & rear extension that follows the width of the existing house and extends 1m from the rear bay window wall to align with the existing storage.

### **Scale**

The proposed extension is single storey. The proposed parapet height is 2.95m. The proposal is proportionate to the existing property and does not cause any obstruction to neighbouring properties.

### **Appearance**

The front facade will remain as it is. The rear extension will be finished in sand & cement render and sections of metal cladding. The design is intended to deliver a contemporary aesthetic, whilst using a material that will blend in with the surrounding and minimise the visual impact from the neighbours.

The glazing and metal framed doors to the rear will be finished to a high standard and will provide generous views to the garden

### **Landscape**

There are no changes proposed to the front of the property. There would be an increased hard landscaping area to the rear of the property.

## **7.0 Access**

There is no proposed alteration to access to the building.

## **10.0 Conclusion**

The development proposed by this application meets the objectives of both central and local planning policies for residential uses. The changes will be of high quality architectural design and will thus enhance the overall character of the area.