



34 Ryland Road

Design, Access & Statement
November - 2021

Project details



Client property address:

34 Ryland Road
Camden
NW5 3EH

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London Borough of Lambeth

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Introduction & context

Description of proposed works

Proposed loft dormer, floor plan redesign and all associated works.

Introduction

Resi has prepared this Design and Access Statement on behalf of the applicant. It has been produced to support a planning application for a proposed development at 34 Ryland Road.

The purpose of this document is to ensure that the Local Planning Authority has a proper understanding of the proposed work.

Character of the area

The building is located within the Inkerman Conservation Area, the building is not listed. It is a terrace house. The building is constructed with London stock brick and the main roof is covered with slate tiles.

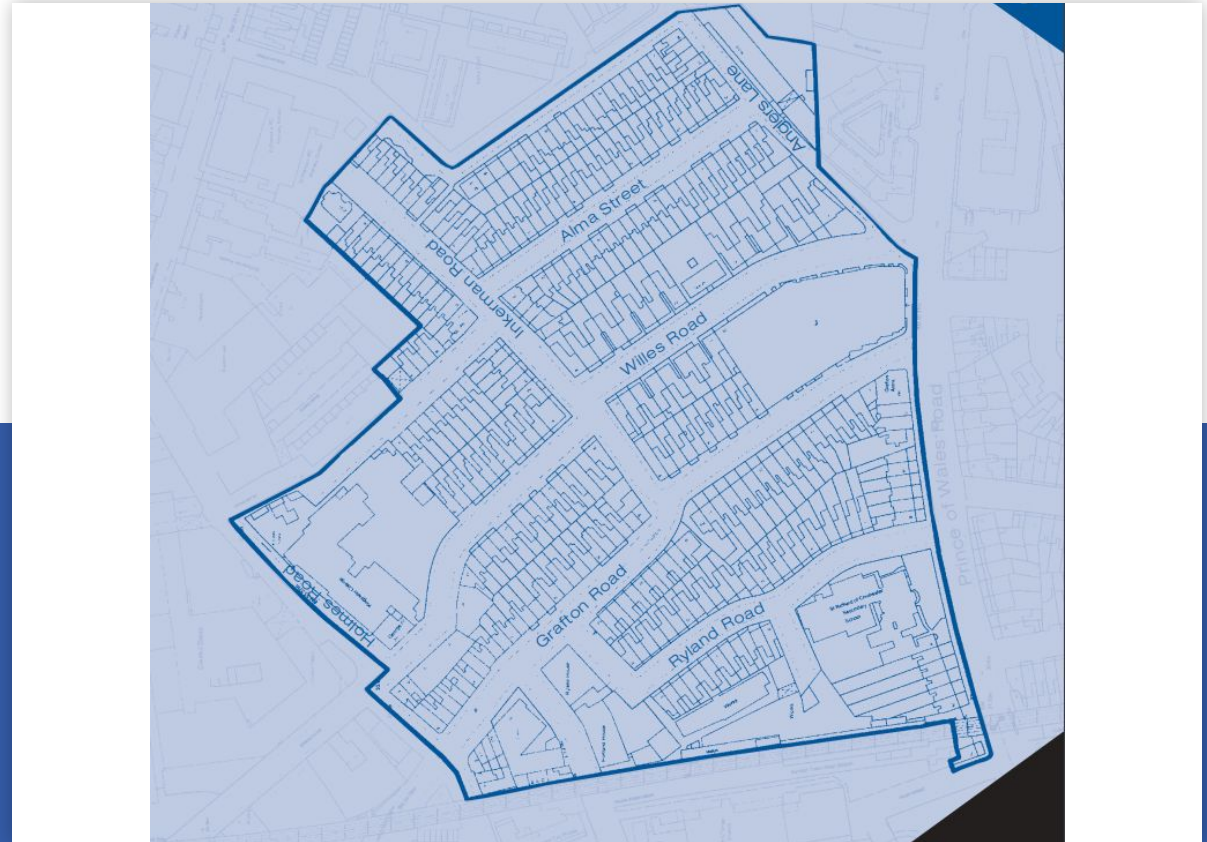
The neighbouring buildings are predominantly terrace houses. Some of the neighbouring properties have had window/rooflight alterations, loft and rear alterations.

Site analysis

2.1 Conservation area map

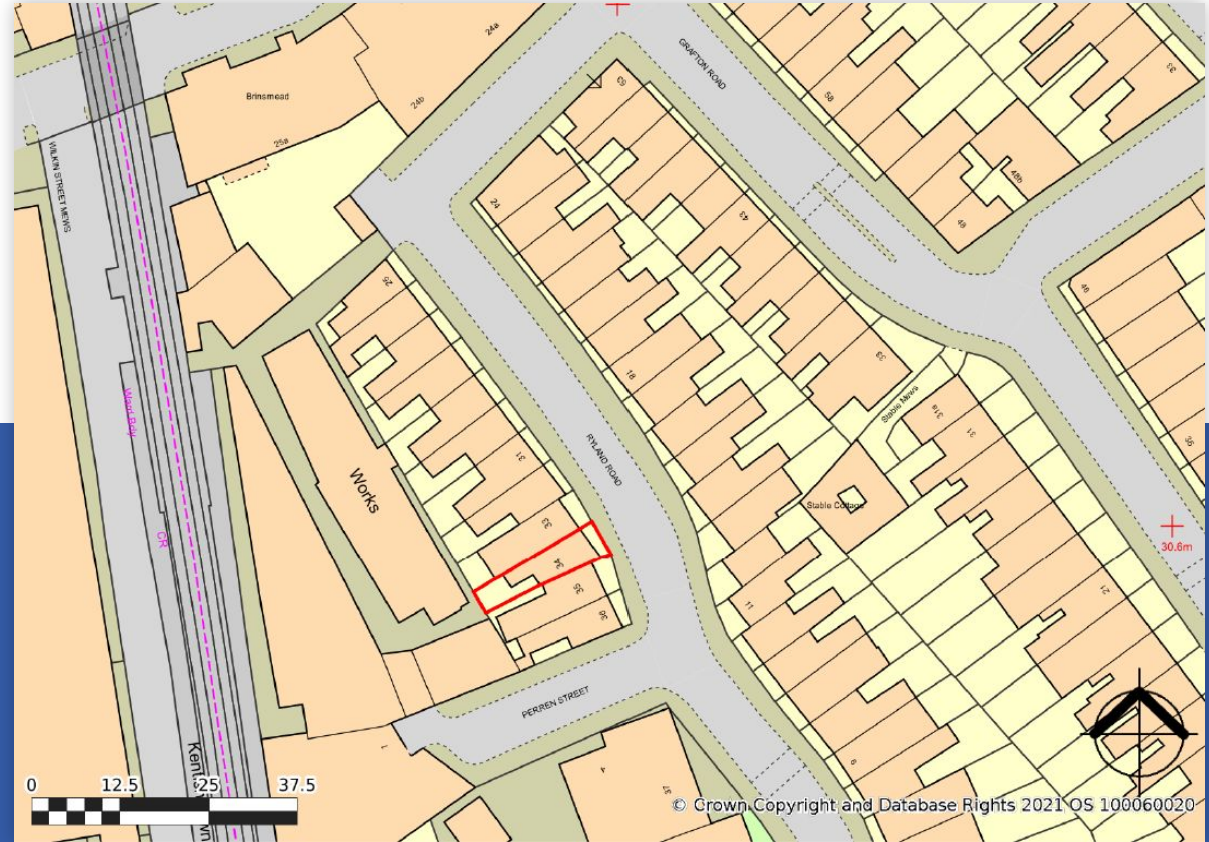
34 Ryland Road is located:

- Inkerman Conservation Area



Site analysis

2.2 Site location plan



Site analysis

2.3 Site view



Site analysis

2.4 Existing photographs



Front view



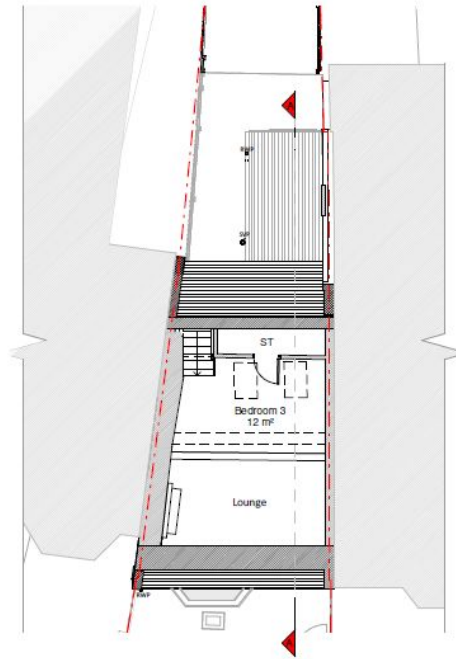
Rear view

Site analysis

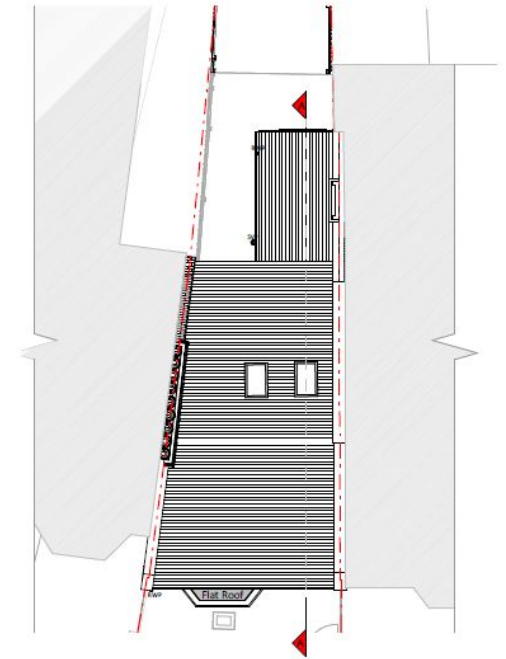
2.5 Existing plans

The existing loft is functioning as a mezzanine space, not being used to its full potential.

This could be maximized further by creating a dormer extension.



Loft Floor Plan

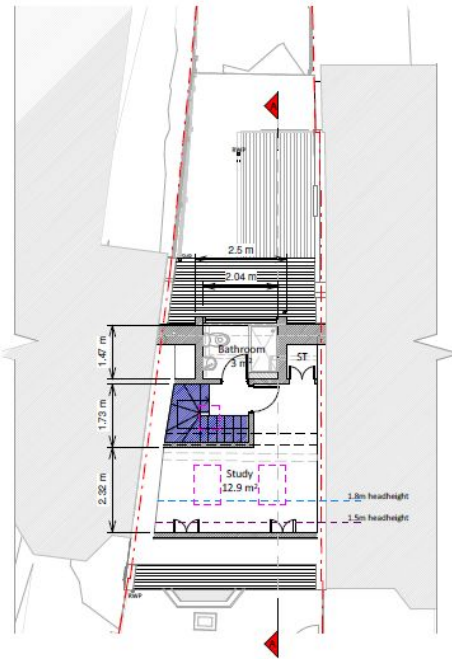


Roof Plan

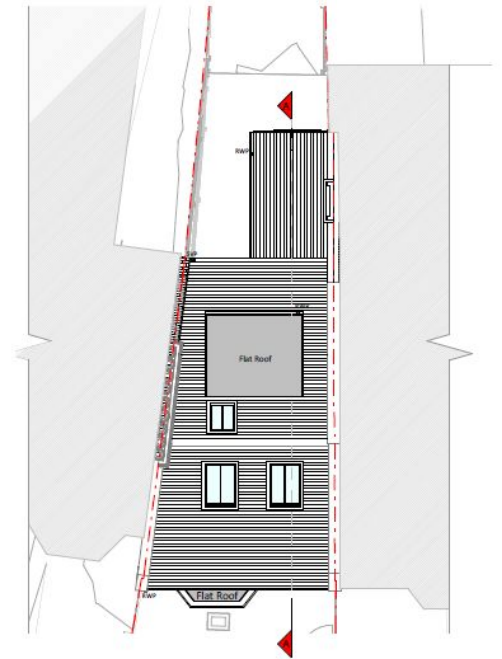
Site analysis

2.6 Proposed plans

By creating a similar dormer to the neighbors in n.19 Ryland Road and increasing the loft floor space to the whole internal footprint we maximize the area gained in order to respond to the client's need for an extra snug/ study space.



Loft Floor Plan



Roof Plan

Site analysis

2.7 Local precedents

2017/0310/P - Granted

Erection of single storey side/rear infill extension and installation of rear dormer roof extension including 1 x rear roof light at 19 Ryland Road.

The proposal responds to the scale, proportions, height, historic building lines, the pattern of historic development, design, detailing and materials of the existing building and local area. The design has been carefully outlined to comply with all planning guidelines, and according to local supplementary planning documentation for design within a conservation area.

The proposal seeks to enhance the character of the conservation area, it has been designed to a high standard. All materials to be of a high quality and durable so the aging of the materials integrates well in the conservation area, it creates a positive impact on the urban landscape.

General arrangement drawings

3.1 Plans, notes & considerations

Plans

The intention is to construct a rear loft dormer, with some alterations to the ground floor rear facade in order to create further habitable space in the house, bring more natural light and further the connection to the garden. Further internal alterations to adjust the space more in line with the client's requirement for an open space.

The proposed development has been designed in line with the Camden Supplementary Planning Document.

General arrangement drawings

3.1 Plans, notes & considerations

Considerations

Access and transport

Access to the property is to remain unchanged.

Light and overshadowing

There will be no impact on the neighbours.

Privacy

There will be no impact on the neighbours' privacy.

Trees or shrubs

There will be no impact to trees or shrubs.

General arrangement drawings

3.2 Existing materials

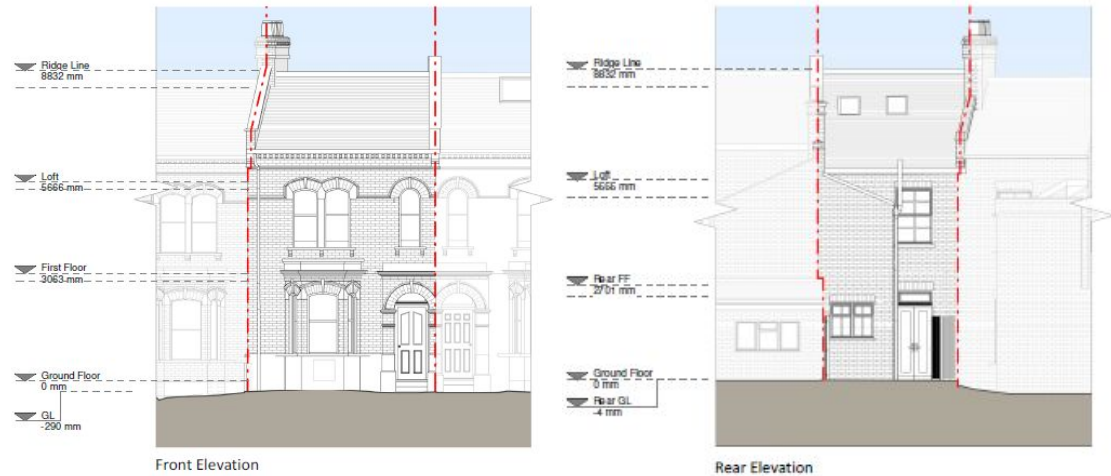
Brickwork / Walls - London stock brick and white render

Pitched Roof - Slate tiles

Windows - White painted timber sash windows and white aluminium rooflights

Doors - Green timber front door and white timber rear door

RWP's / Gutter's / Fascia's - Black uPVC pipes, guttering and black painted timber fascias



General arrangement drawings

3.3 Proposed materials

Brickwork / Walls - Slate tiles to dormer walls

Pitched Roof - Slate tiles to match existing

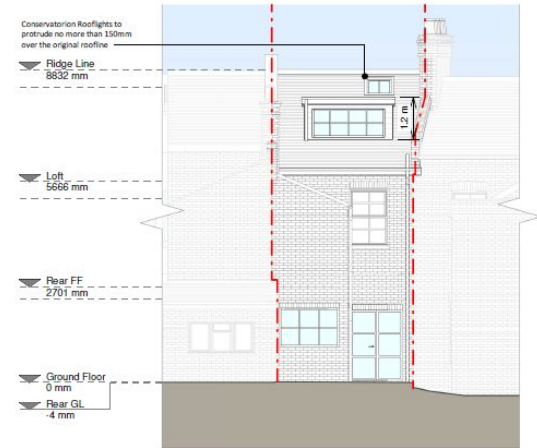
Windows - Crittall style windows and aluminium conservation rooflights

Doors - Crittall style bifold and French door

RWP's / Gutter's / Fascia's - Black uPVC pipes, guttering and black painted timber fascias to match existing



Front Elevation



Rear Elevation

Our conclusion

Our proposal at 34 Ryland Road that will benefit the current homeowners

We believe the proposal complements the building and is in context, it does not affect the streetscape. The plans utilise the site to its full potential without any adverse effects upon the neighbours or the area and vastly improves the character and composition of the existing dwelling.

The proposal responds to the scale, proportions, height, historic building lines, the pattern of historic development, design, detailing and materials of the existing building and local area.

The design has been carefully outlined to comply with all planning guidelines, and according to local supplementary planning documentation for the design.

All materials to be of a high quality and durable, so the aging of the materials integrates with the existing building, and creating a positive impact on the surrounding landscape.

Overall, the proposal will have minimal impact to the building and its surroundings.

The design preserves the original period features of the house, with the rear single storey extension, traditionally detailed to match the main dwelling in both scale and materiality.