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|  | 01344 48104707763 058779services@abracad.co.ukwww.abracad.co.uk | StrapLine |  | The AtriumBroad LaneBracknellBerkshireRG12 9BX  |

**Planning application heritage statement for proposed single storey side return Kitchen extension and dormer to 35 Roderick Road, London, NW3 2NP for Mr & Mrs Mathias**

September 2022

**About the site:**

This Victorian mid-terraced house lies in the appealing and diverse Hampstead Conservation Area (one of the first such areas created following the Town & Country Planning Act in 1968).

The house was informally split into 3 Flats by the previous owner to suit individual family members but is now back in use as a single house.

The property is currently in poor condition and due to be completely upgraded as soon as possible.

It is not a Listed building.

**Design proposal:**

The interior is due to be re-organised with a larger Kitchen/Dining/Sitting space at the rear opening on to the s.w.facing garden, including a top glazed (to maximize natural light in, and views out) single storey side extension to the current garden return area like many others have done locally.

We have kept the new windowless side wall as low as reasonably possible to minimize impact on the attached neighbour.

The only tree nearby is a 120mm diameter fruit tree about 5m away from the nearest part of the proposed extension in the attached neighbour’s garden, which would only have a root protection area radius of about 1.5m (typically 12x trunk diameter).

We are proposing that the existing narrow rear dormer is widened like many others have done locally

Alistair Lloyd BA Hons Dip Arch Dip U.D. (Architect & Urban Designer)