

Design and Access Statement
16 Rutland Gardens, N4 1JP

Application Site:

16 Rutland Gardens
London
N4 1JP

Applicant:

Rich King and Naomi Anderson

Site Introduction:

The site is a terraced property on Rutland Gardens, Islington. It is not listed, nor is it within a Conservation Area. The property is a two storey Victorian terraced house in a row of similar properties of the same era.

Proposal:

It is proposed to create a single storey rear side extension with a pitched roof to the side with number 14 Rutland Gardens. On the rear elevation, it is proposed to install large format French doors and an orial picture window from the dining area. It is proposed to enlarge the first floor window to the rear bedroom to create full height French doors with a Juliet balcony

Layout:

At ground floor level is proposed to create a new, open plan, kitchen dining space and to subdivide the rear reception to create small bathroom and store areas.

At first floor level, it is proposed to enlarge the existing family bathroom to include sperate bath and shower, and to remove the chimney breast from the central bedroom for better use of the space.

Appearance:

The existing property is clad in yellow London stock brick. In order to differentiate the modern addition, it is proposed to construct the extension in a soft grey engineering brick. Window frames will be grey painted steel frames. It is proposed that the orial window be frameless structural glazing

Scale:

The new rear extension will extend 1.5m from the existing rear elevation, which is nearly 3m from the existing rear extension at number 14 Rutland Gardens

The height of the flat roof of the party wall will be 3.0m from existing ground level so as to align with the existing brick extension to number 18m. The height of the pitched roof to number 14 Rutland Gardens will be 2.4m. This is sufficient to allow a good use of space internally, whilst protecting the rights to light of number 14. It is the same as has been approved for a pitched roof side infill extension to no. 90 Rutland Gardens recently.

Amount:

The total site area is 172sqm
The gross internal area of the existing dwelling is 135.5m2
The proposed gross internal area including the extension will be 118.7m2

Use:

The use remains a single family dwelling.

Access:

Access requirements and provisions to the property are not affected by this application.



Above - Front elevation with number 24 (left) and 18 (Right)
Below - Rear elevation with existing extension to number 18 (left)





Top - View through existing French doors to side of closet wing
Bottom - View back through existing kitchen to hallway



Above - Proposed site of side infill extension and side of no 14 Rutland Gardens