

DESIGN & ACCESS STATEMENT

15 RYLAND ROAD, KENTISH TOWN NW5 3EA



EXECUTIVE SUMMARY

15 RYLAND ROAD . LONDON NW5

This Design and Access Statement outlines the proposed alterations to 15 Ryland Road, located within the Inkerman conservation area. Consideration has been given to the building's heritage, with all proposed works restricted to the rear elevation, preserving the appearance of the street-facing façade and maintaining the historic character of the terrace row.

The scope of works includes a discreet side infill extension at ground level and a dormer extension within the existing roofline. These proposals are in keeping with established precedents along Ryland Road, where side and loft extensions are common. The rear elevations of this terrace are characterised by a varied and ad hoc pattern of alterations over time, allowing for sensitively designed modern interventions.

The proposed side extension will be clad in a lighter brick, complementing the traditional London stock brick of the original house while offering a subtle contrast that distinguishes the new work from the existing structure. The proposal integrates the functional needs of contemporary living, providing improved living space and amenity for the occupant and her family, while respecting the character and heritage significance of the conservation area.

PROJECT DETAILS & CONTENTS

15 RYLAND ROAD . LONDON NW5

Project Details

Site Address: 15 Ryland Road, Camden NW5 3EA

Existing Residential GIA: 115.5 sqm
Proposed Residential GIA: 175 sqm

Proposal: A single storey residential extension to the rear of the house, and a dormer loft conversion.

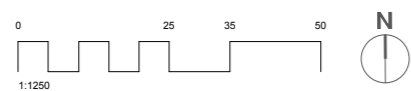
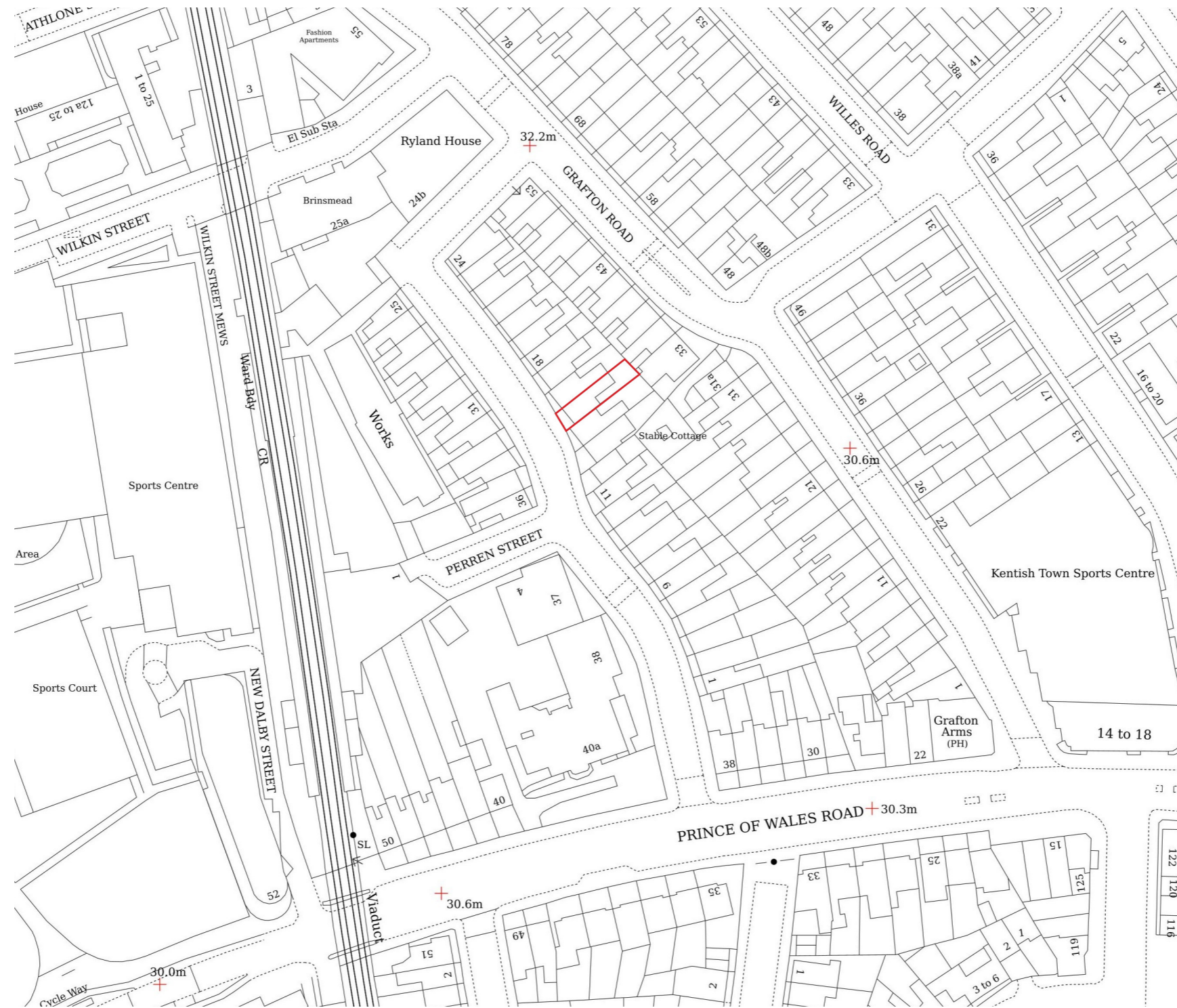
Listing/Conservation Status: Not listed. Sits within the Inkerman Conservation Area.

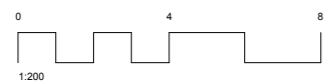
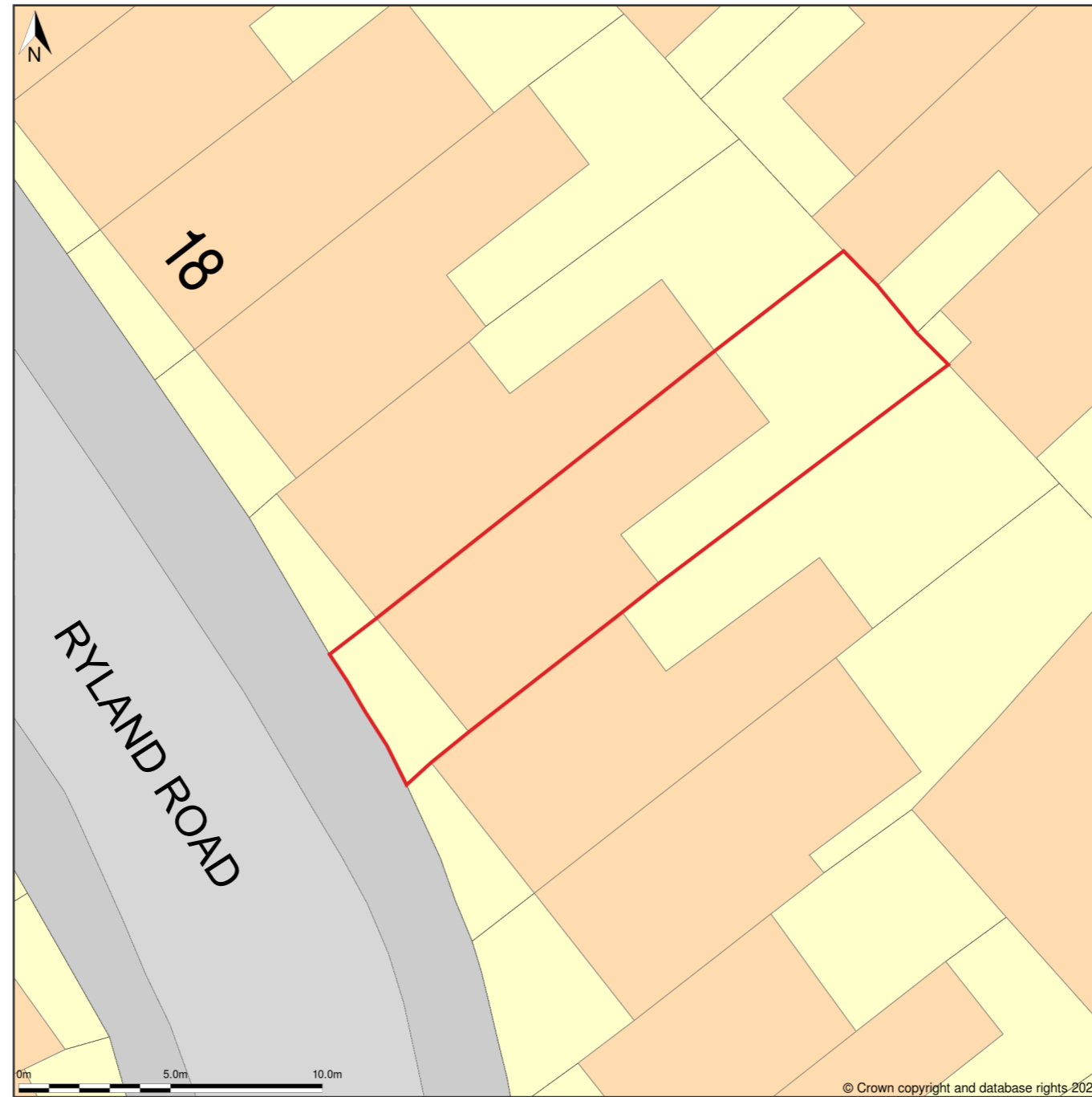
This document has been prepared to demonstrate how the proposals respond to the sensitive context of the local area, delivering a design that is respectful of its surroundings and the existing dwelling.

The document encompasses analysis, design principles, scale, massing, appearance and heritage.

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INTRODUCTION

15 RYLAND ROAD . LONDON NW5

This document supports a planning application submission for the alteration of the existing terraced dwelling at 15 Ryland Road, off of Prince of Wales road, London NW5.

The existing site comprises a two-storey Victorian mid-terrace house of traditional construction, built during the late-nineteenth century. The house's character is typical of the period. The facing is of stock brick with white-painted window frames and cills, cornices and decorative porch. The house has a rear garden of approx. 34.7sqm.

The surrounding area is of a residential use class with predominantly single family dwellings and some flats formed via conversions.

The current proposition is an interior remodel of the ground floor of the house with a limited, single-storey side extension and a dormer loft conversion.

It includes the replacement of all existing single glazing with modern, energy-efficient units to improve the property's thermal performance.

All new construction will be of a scale and character that is appropriate for the immediate context of the Inkerman conservation area.



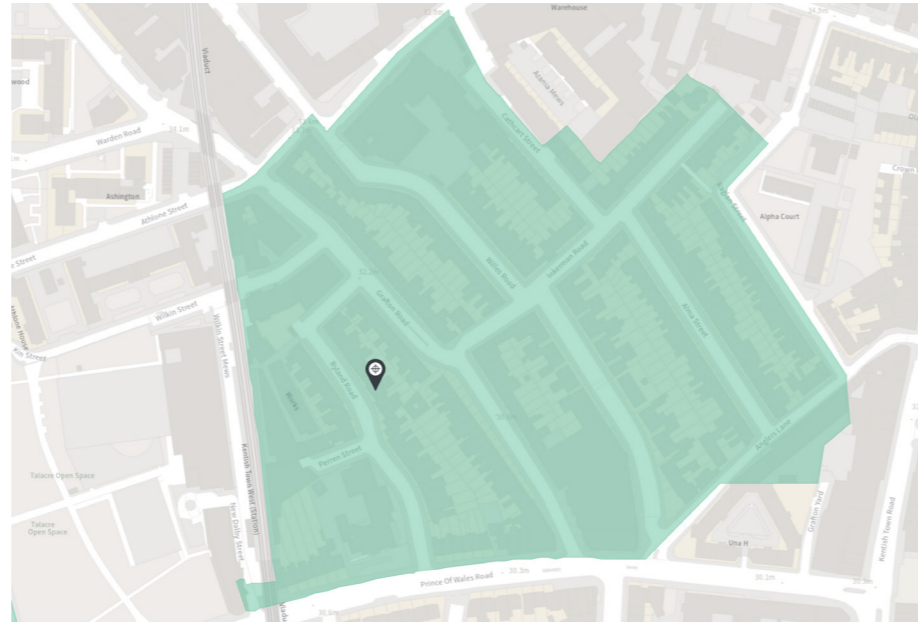
Aerial view of 15 Ryland Road as existing

PLANNING POLICY CONTEXT

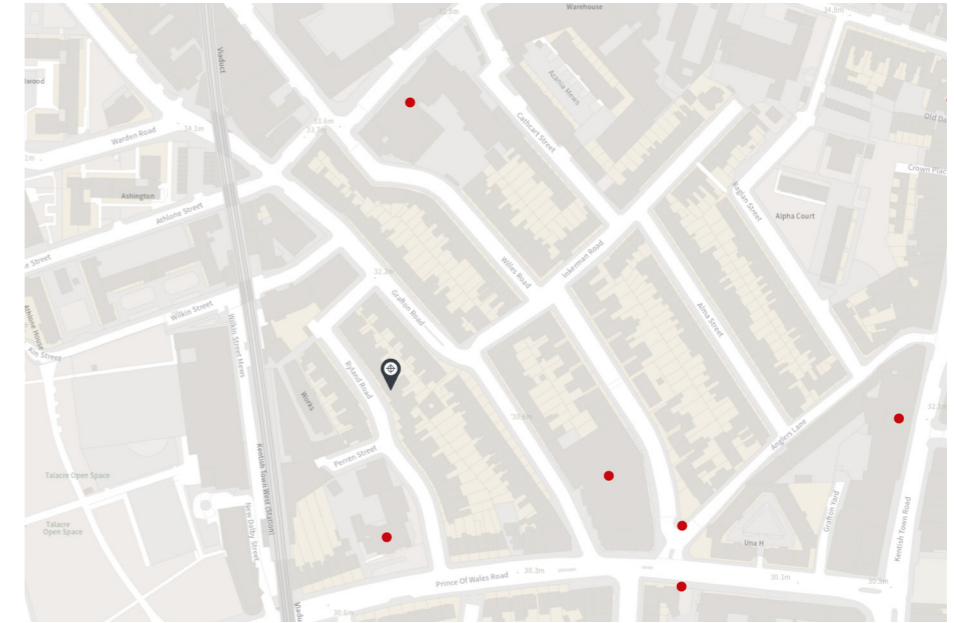
15 RYLAND ROAD . LONDON NW5

The existing building at 15 Ryland Road is not statutorily or locally listed, but does sit within the Inkerman conservation area.

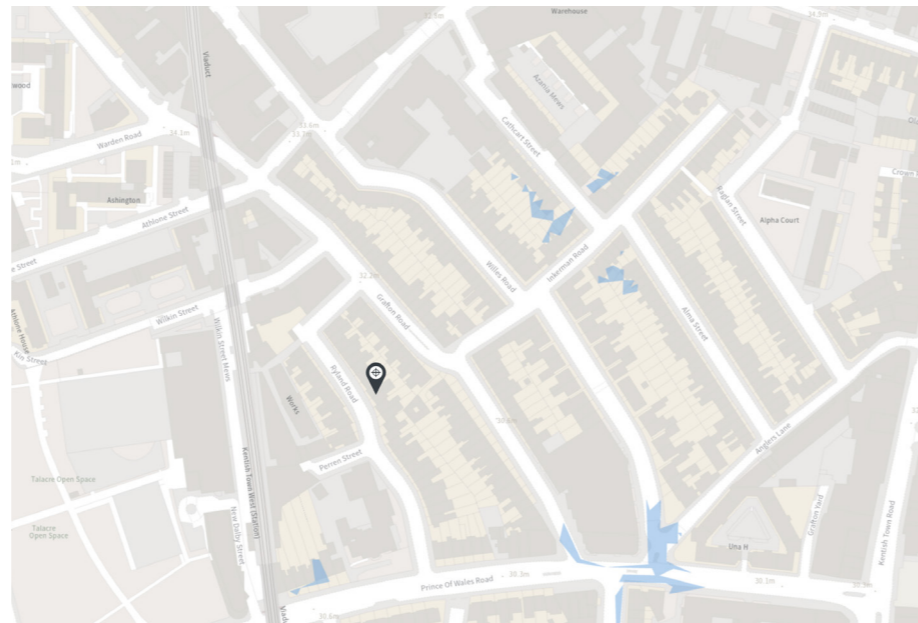
The site is located within the Kentish Town Neighbourhood plan area, and does not sit within a flood risk area.



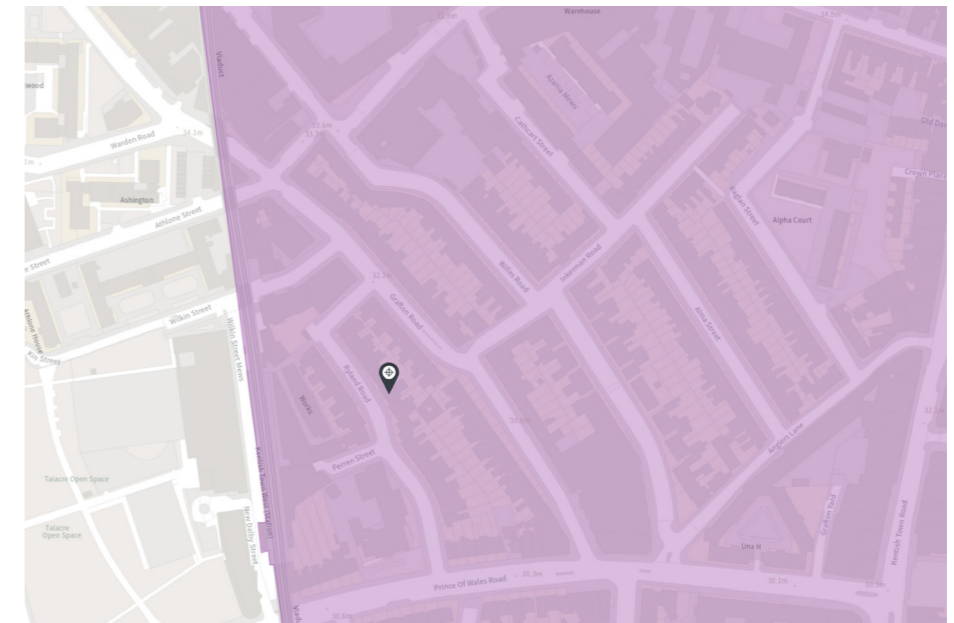
Inkerman Conservation Area



Listed Buildings



Flood Risk



Kentish Town Neighbourhood Plan

HERITAGE OF SURROUNDING AREA

15 RYLAND ROAD . LONDON NW5

Ryland Road was developed during the late 19th century as part of the broader expansion of Victorian housing to accommodate the city's growing middle class. The land was purchased from the neighbouring Aged Governess' Asylum, as shown on historic maps from the time. During this period the area was renowned for piano manufacturing, with the large Pianoforte works factory located at the northern end of the road.

Over time, Ryland Road and its surroundings became a vibrant part of Camden's cultural and social fabric. Much of Ryland Road retains the character of the period in which it was built, although many properties along the street have had both rear extensions and dormers added since the 1960s, including 16 Ryland Road, the mirrored neighbour of the project site.



1870



1894



1954



1999

CHARACTER OF IMMEDIATE CONTEXT

15 RYLAND ROAD . LONDON NW5

The houses along Ryland Road are distinguished by their bay windows, ornate brick detailing, and steeply pitched slate roofs with shared brick chimney stacks. The street's architecture reflects the attention to detail common in Victorian-era construction. The houses showcase decorative corncicing, timber sash windows, and arched doorways with fanlights. The use of London stock brick is typical, adding to the historic character of the street. Modern alterations to the houses that are visible from the street are limited to small rooflights in order to protect the existing roofscape.

The street is bookended by larger multi-unit residential buildings, with Brinsmead Apartments occupying a former industrial warehouse building to the north, and Hampstead Gates apartments occupying the former Aged Governess' Asylum building at the junction with Prince of Wales road to the south.

There is also a 1970s office building to the north at 24b Ryland Road, at the junction with Grafton Road.



View of Ryland Road looking south towards Hampstead Gates apartments



View of 25 - 28 Ryland Road



View of 25a Ryland Road - Brinsmead Apartments



View of 24b Ryland Road



View from garden of 15 Ryland Road onto rear facades of Grafton Road



Aerial view of 15 Ryland Road from the south-east showing the ad-hoc nature of the existing terrace row

CHARACTER OF EXISTING BUILDING

15 RYLAND ROAD . LONDON NW5

15 Ryland Road is a late-Victorian terraced house, constructed in London stock brick with a slate roof. The front elevation features a prominent bay window, decorative gauged brick arches over timber sash windows, and a classically detailed porch with ornate column capitals. Cornicing and intricate brickwork add further elegance, creating a public-facing facade designed to convey prestige. In stark contrast, the rear elevation adopts a utilitarian aesthetic, defined by plain brickwork and soldier courses, reflecting the functional priorities and social hierarchies of Victorian domestic architecture. The massing is muscular, with large expanses of brickwork that gives a monolithic feel.



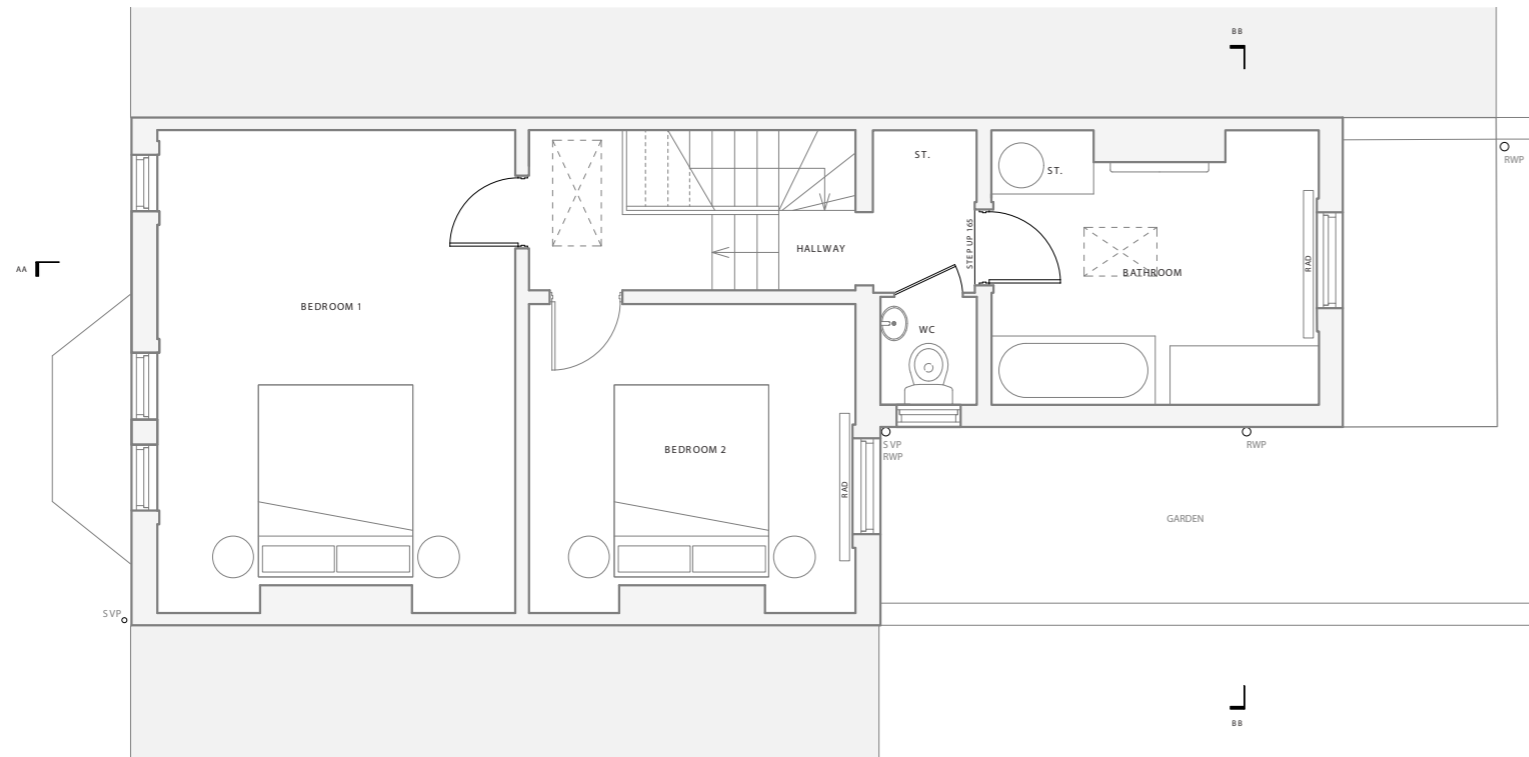
Exterior view of front facade



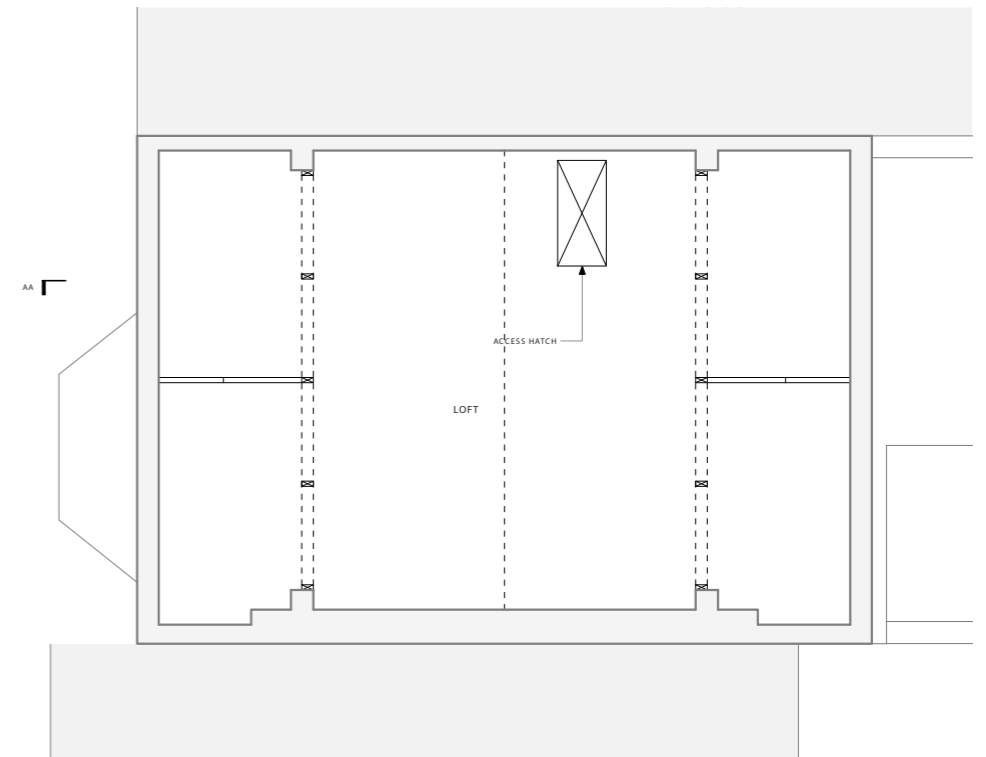
Exterior view of front facade



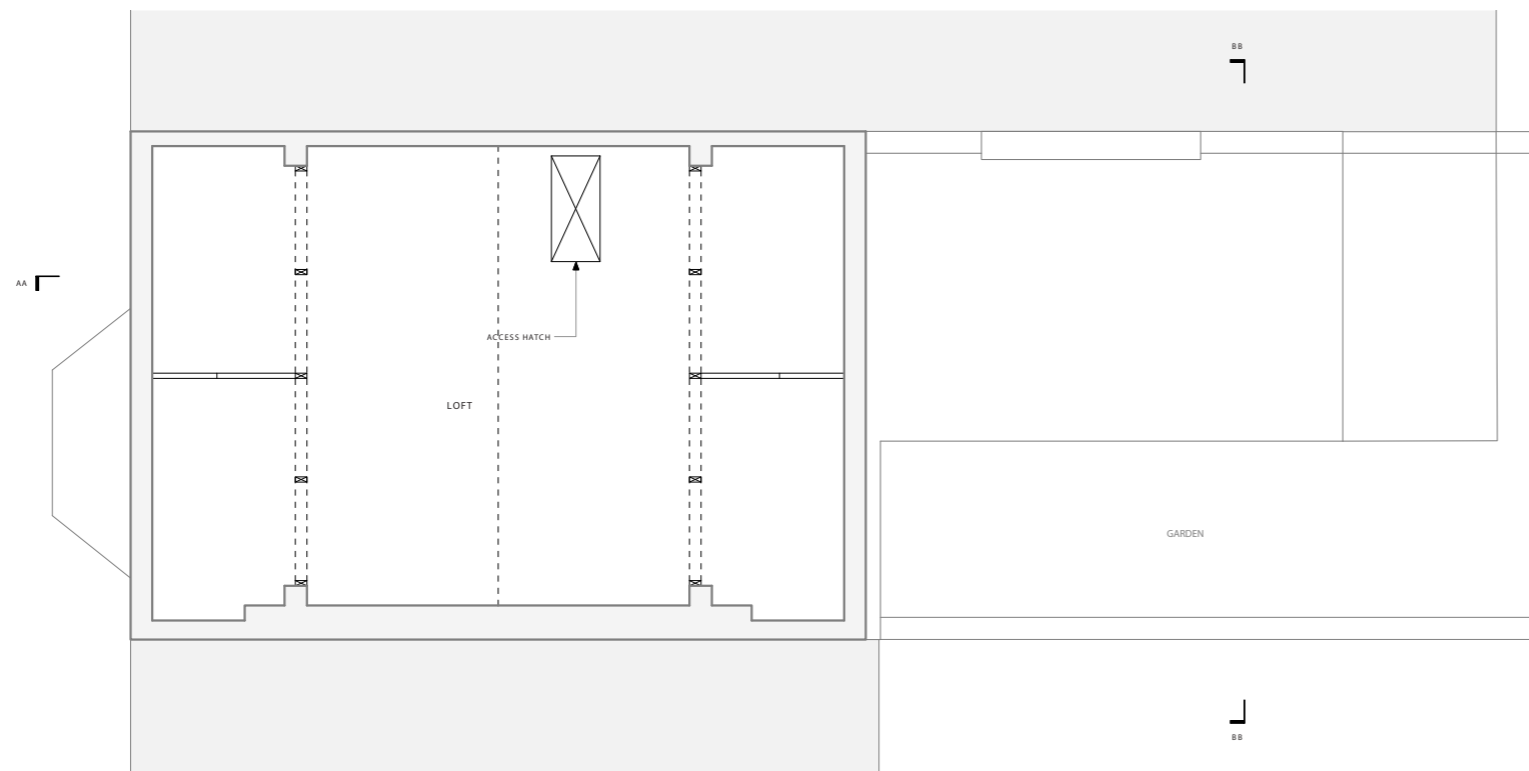
View from garden of 15 Ryland Road onto rear facades of Grafton Road



Existing - ground floor plan



Existing - loft plan



Existing - first floor plan

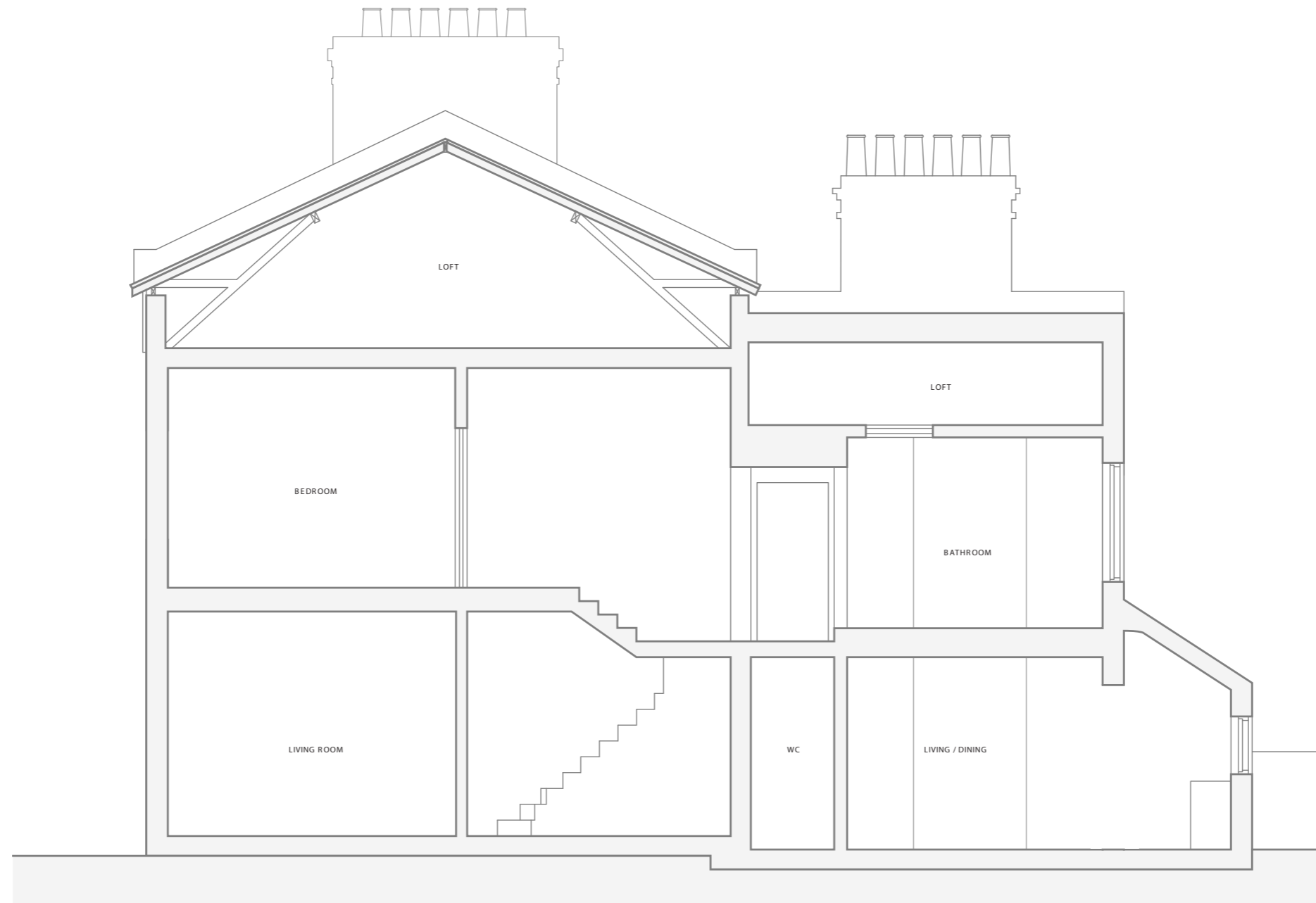




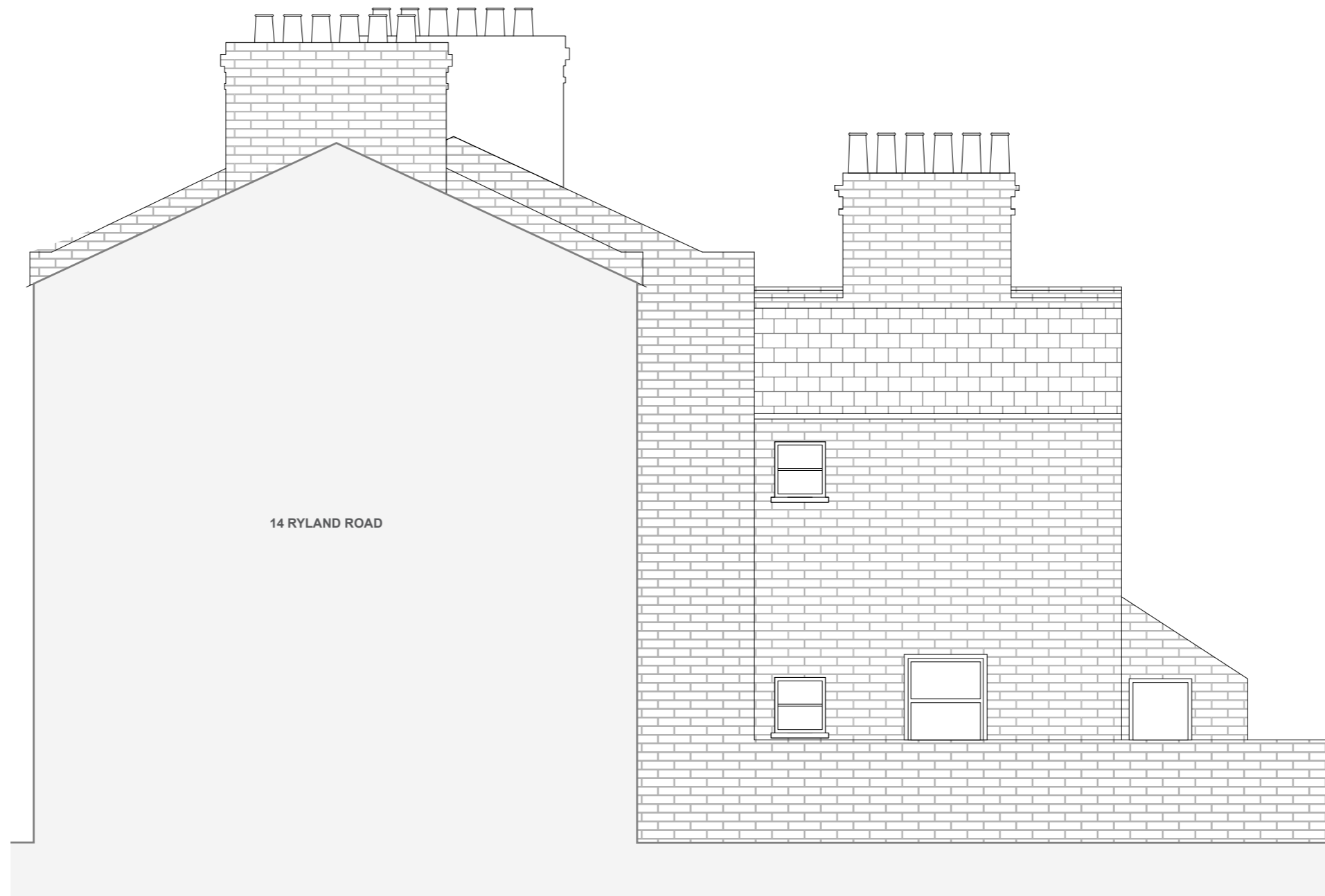
Existing - Cross section BB



Existing - Rear elevation



Existing - Long section AA




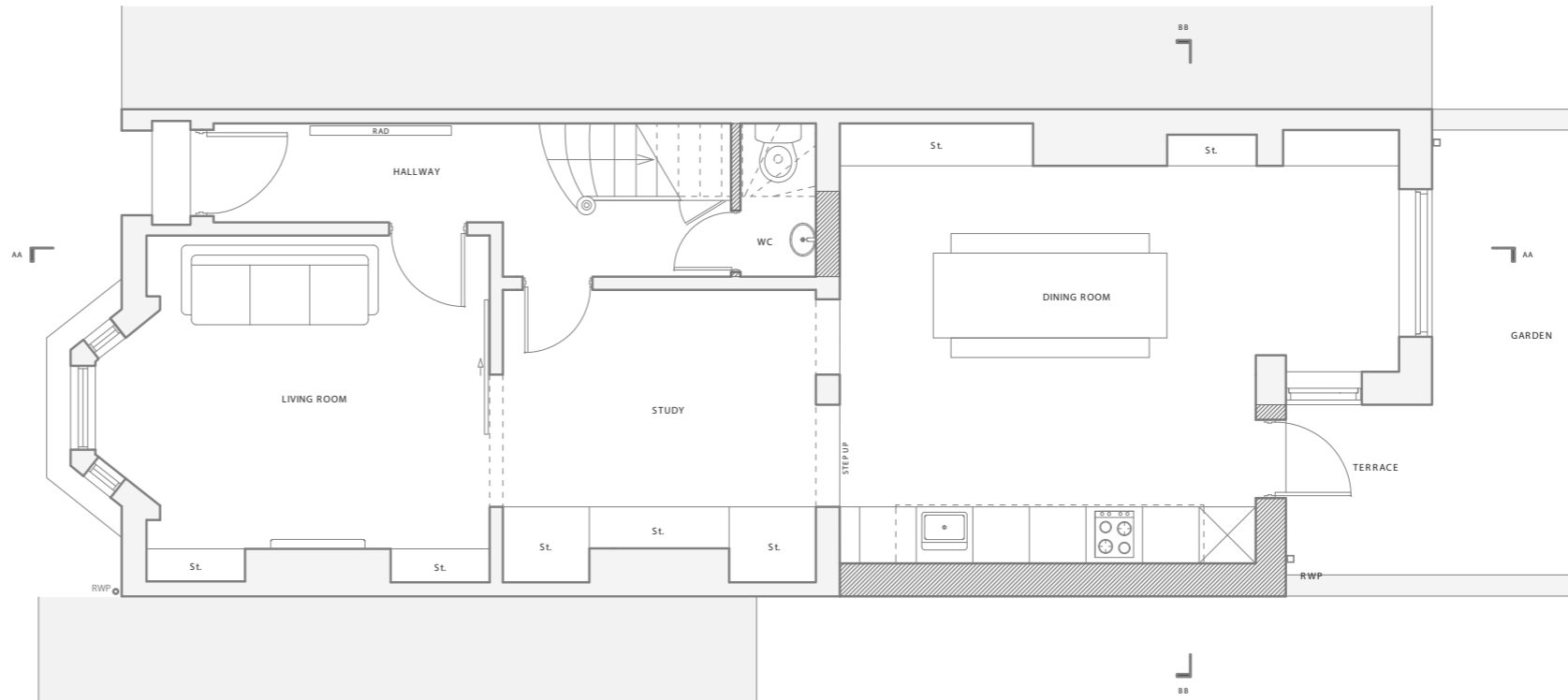
Existing - south elevation

Design intent

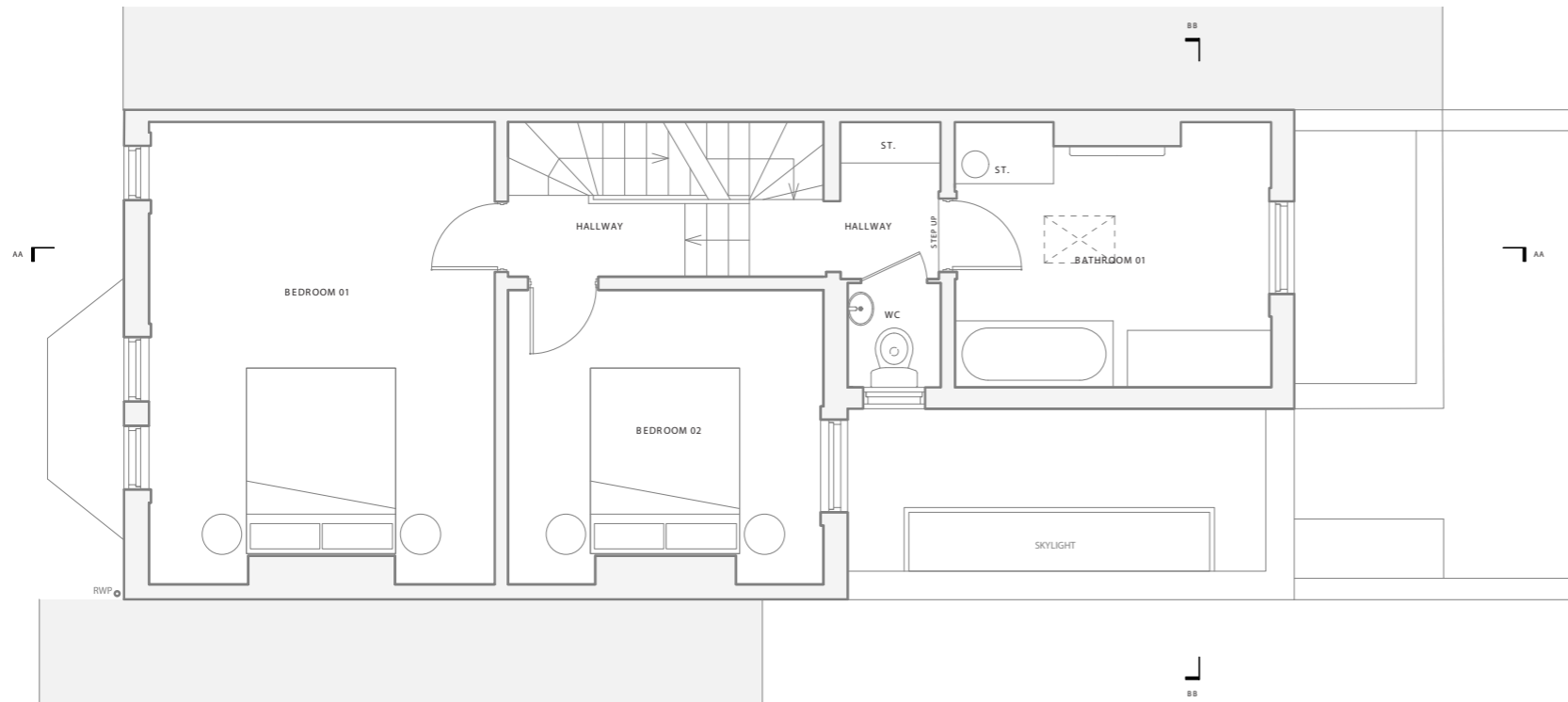
The proposed design updates the layout to improve functionality and better suit the occupant's needs, enhancing spatial flow and natural light. The kitchen will move to a side-infill extension, expanding the dining area to the site boundary, while an enlarged glazed opening in the existing lean-to extension improves the connection to the garden. A reconfigured WC beneath the staircase and redirected circulation through the study make efficient use of space. A new opening between the living room and study promotes light and connectivity.

The loft conversion includes a dormer with double bedroom and ensuite, using natural slate to integrate with the roofscape and respect the terrace's character. Timber cladding around the windows adds a refined contrast, complementing the historic aesthetic. Precedents for dormers along Ryland Road ensure the proposal aligns with the varied but cohesive roofline, maintaining heritage while providing additional living space. High-quality materials and restrained design reinforce the rhythm of the street.

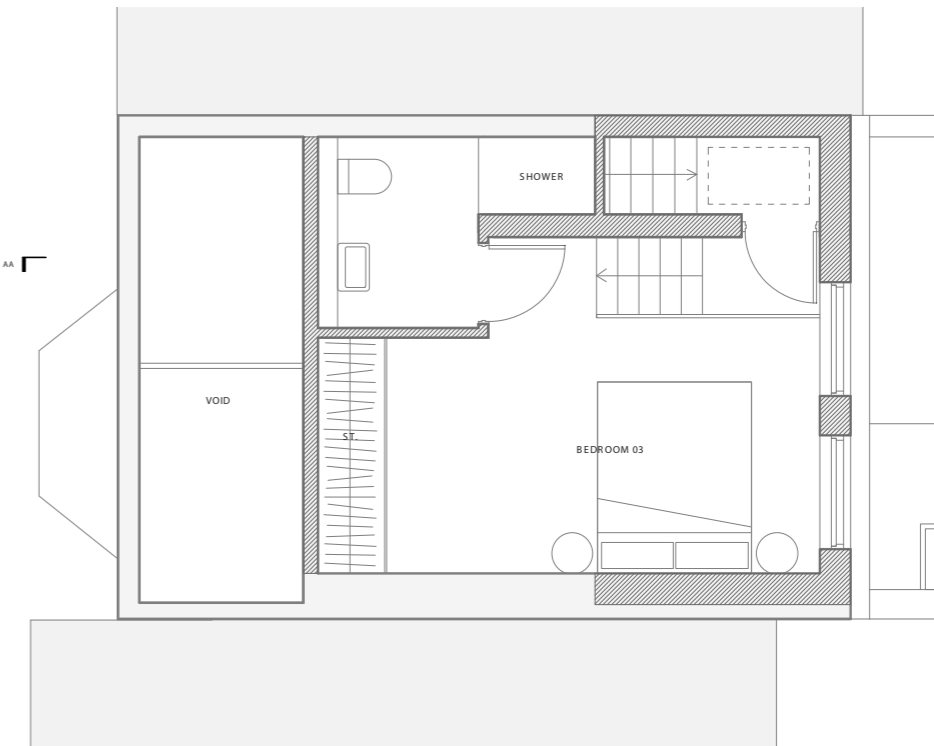
 New construction



Proposed - ground floor plan

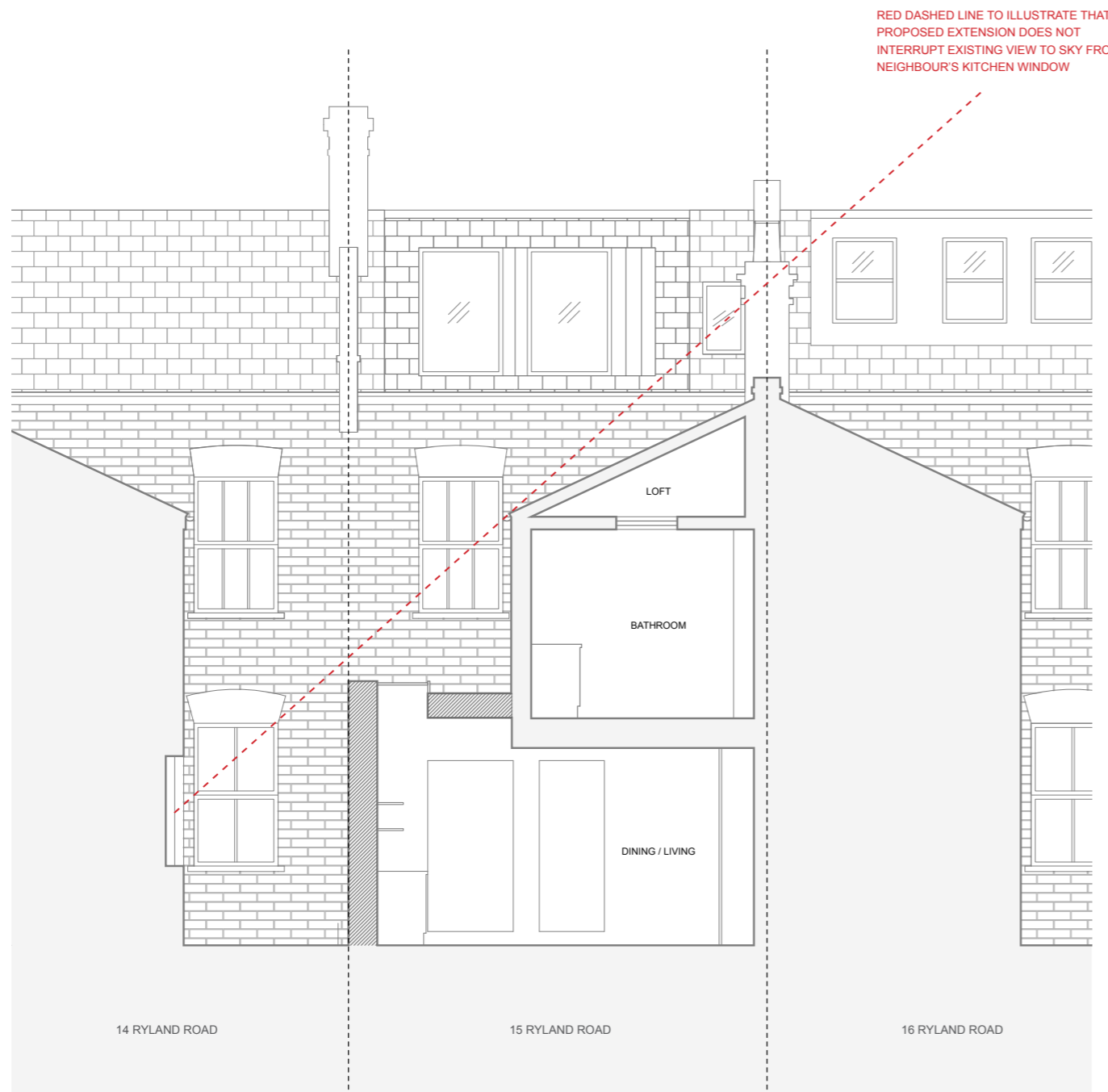


Proposed - first floor plan



Proposed - loft plan

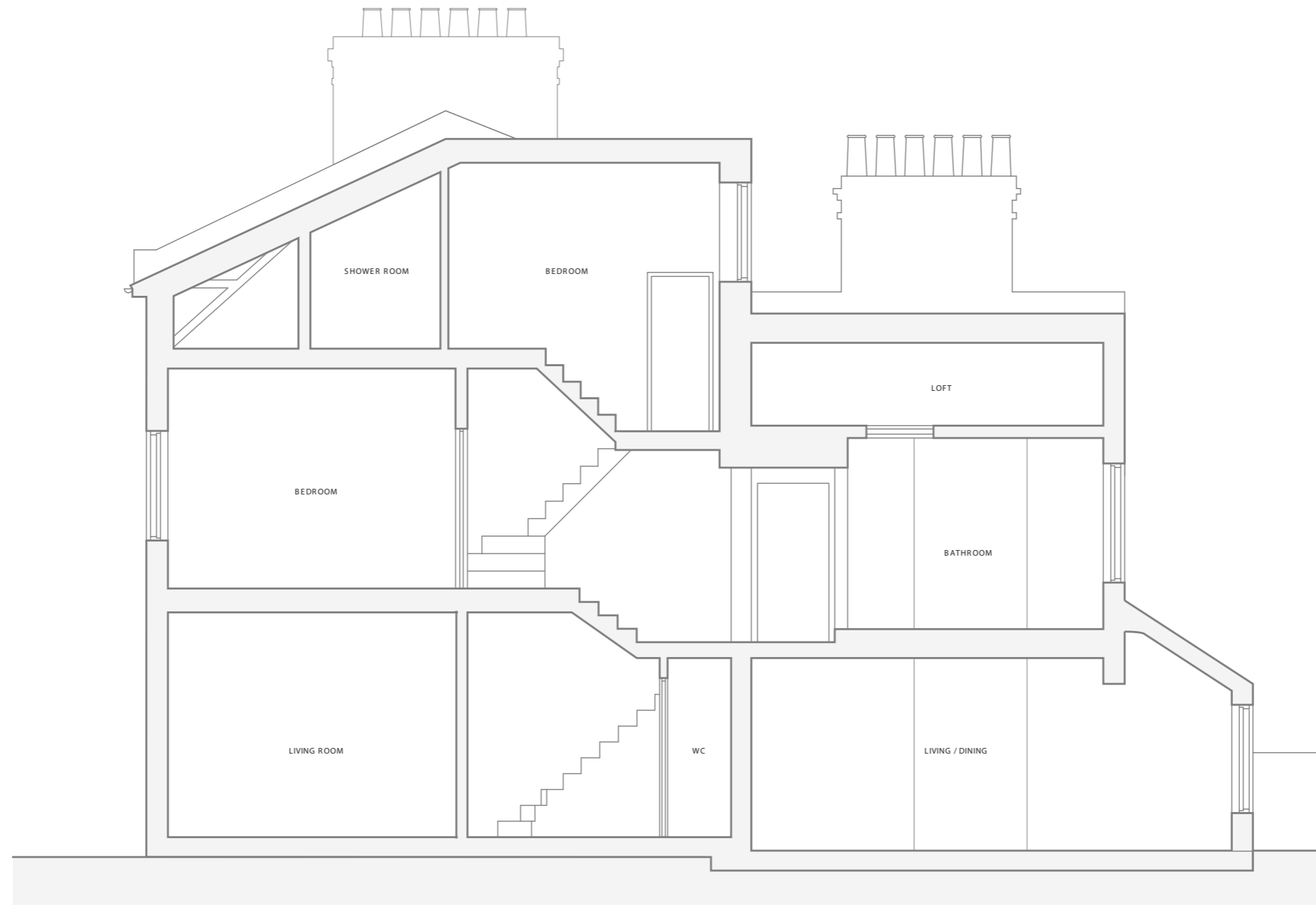




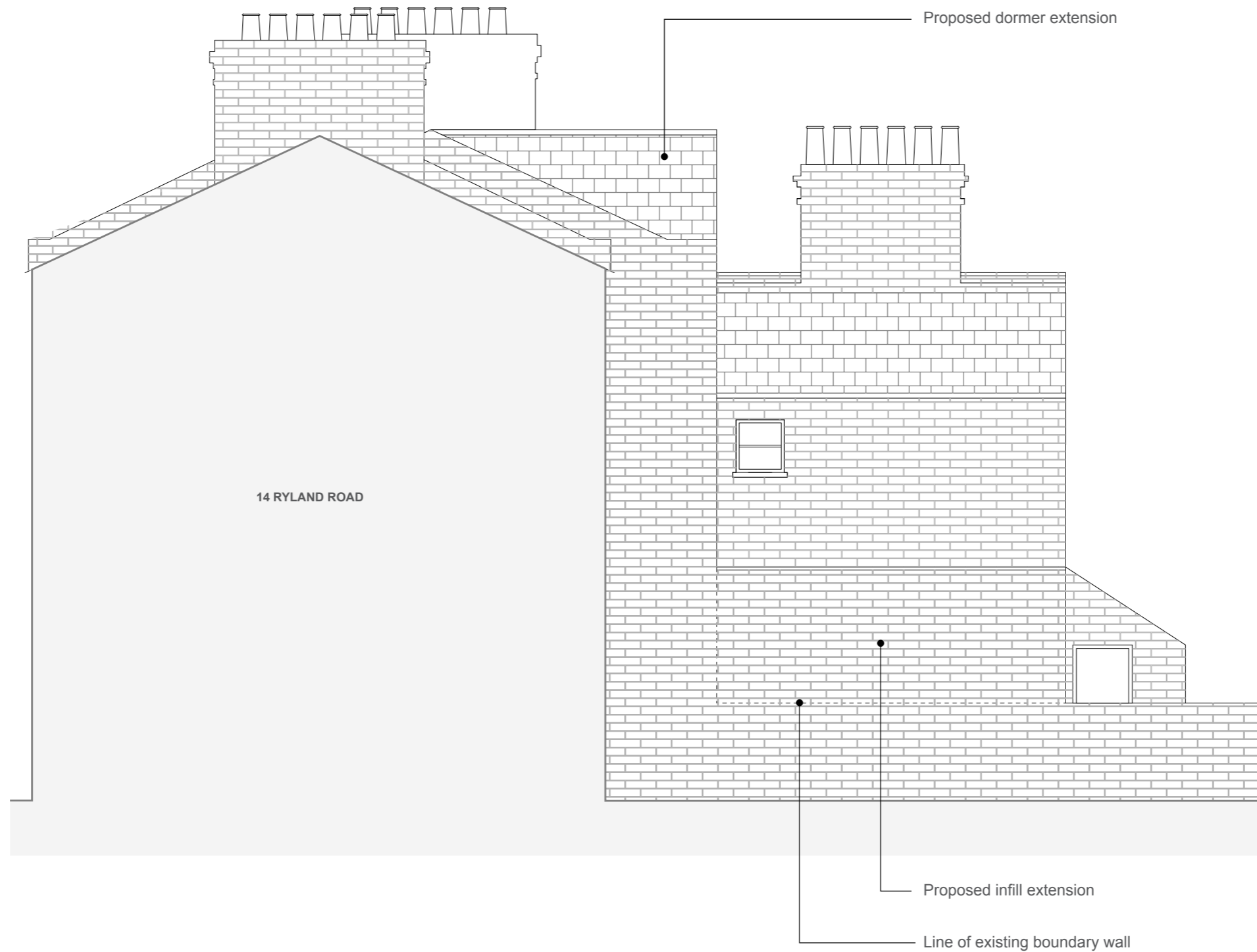
Proposed - Cross section BB



Proposed - Rear elevation



Proposed - Long section AA



Proposed - south elevation





Light brick cladding with lime mortar

The extension will use light-coloured brick cladding to complement the original building while distinguishing the new addition. This material choice supports a contemporary aesthetic while respecting the character of the conservation area.

Lime mortar, chosen for its sustainability and lighter tone, will also enhance the monolithic appearance, reflecting the robust massing of the rear of the existing house and row.

Where the extension meets the boundary with the neighbouring property, the lighter-tone brick will also help to reflect natural daylight into their garden, mitigating any sense of overbearing.



Plywood joinery

The interior joinery will use plywood, chosen for its durability, natural warmth, and ability to provide a clean, contemporary aesthetic. Its light grain brings a sense of texture and depth to the space, complementing the neutral tones of the broader palette. Plywood is also a cost-effective and sustainable choice, aligning with the project's focus on thoughtful, modern materiality.



Timber framed windows, exposed timber joists, timber flooring

The project makes extensive use of timber, integrating it as a key material throughout. Timber-framed windows will complement the natural palette, and internally, exposed timber joists will enhance the architectural character, introducing texture and rhythm to the ceilings. Timber flooring will unify the spaces, bringing a durable and timeless surface that complements the neutral tones and natural materials elsewhere. Together, these elements create a cohesive interior, blending warmth, sustainability, and modernity.



Natural slate cladding

The dormer extension will be clad in natural slate, chosen for its ability to complement the existing roof materials while providing a high-quality, durable finish. The slate's texture and tone create continuity with the traditional roofscape of the terrace so that the new addition feels both restrained and in keeping with the character of the house. The slate also supports the conservation area's emphasis on retaining high-quality, traditional detailing.



Limestone tile floor

The kitchen and dining areas will feature limestone tiles, selected for their durability, natural texture, and timeless appearance. The surface provides a practical and visually neutral backdrop, complementing the light and natural material palette of the interior.



Planting and greenery

The dormer extension will be clad in natural slate, chosen for its ability to complement the existing roof materials while providing a high-quality, durable finish. The slate's texture and tone create continuity with the traditional roofscape of the terrace so that the new addition feels both restrained and in keeping with the character of the house. The slate also supports the conservation area's emphasis on retaining high-quality, traditional detailing.

DRAWING LIST

15 RYLAND ROAD . LONDON NW5

Drawing Number	Drawing Title
00	Location Plan
01	Block Plan
02	Existing Ground Floor Plan
03	Existing First Floor Plan
04	Existing Second Floor Plan
05	Proposed Ground Floor Plan
06	Proposed First Floor Plan
07	Proposed Second Floor Plan
08	Existing Elevations
09	Existing South Elevation
10	Proposed Rear Elevation
11	Proposed South Elevation
12	Existing Long Section
13	Proposed Long Section
14	Existing Short Section
15	Proposed Short Section
16	Existing Roof Plan
17	Proposed Roof Plan
18	Block Plan with Changes