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Date
10-03-2023

18 Savernake Road
London
NW3 2LG

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Corti.

Heritage Statement

18 Savernake Road

Introduction

This Heritage Statement has been prepared in support of a Full planning application for 18 Savernake Road, a semi-detached property situated on the north side of the Mansfield Conservation Area, for a side, rear and loft extension with the following aim:

- Improve the quality of the accommodation in the existing family home.
- Improve the contribution of the site to the character and appearance of the Conservation Area.
- To create no harm to the neighbouring property and amenity.
- Upgrade the house's environmental performance to the latest standard.

The design team has taken into account the unique character of the Mansfield Conservation Area and the relevant planning policies of the London Borough of Camden to propose a set of works that will enhance the existing family home.

Conservation Area features:

The existing property at 18 Savernake Road is considered to be typical of the historic residential properties situated on the north side of the Mansfield Conservation Area, moments from Hampstead Heath. Responding to the quality and historical interest associated with these historic buildings, and the public buildings throughout the area, the earliest sign of development in the area is the 'Hedge', the Anglo-Saxon ditch on Hampstead Heath, which still marks the boundary between the former parishes of St John at Hampstead and St Pancras. The two residential areas, which comprise the Mansfield Conservation Area, lie on either side of this boundary, where it descends from the height of Parliament Hill.

The original development of the area occurred in the second half of the 19th Century, and the majority of the area has remained unchanged since the early 1900s when the building was completed. Savernake Road connects Mansfield Road and Fleet Road and serves as the upper boundary, linking Hampstead Heath station and Gospel Oak. The property has access to on-street parking, restricted to permit holders and pay & display.

Roof alterations and extensions

The conservation area retains its clearly visible historic rooflines, which it is important to preserve. Fundamental changes to the roofline, insensitive alterations, poor materials, intrusive dormers or inappropriate windows can harm the historic character of the roofscape and will be resisted.

The installation of rooflights should be conservation grade (flush not raised above the roof finish)

Rear Extensions

Within the Mansfield Conservation Area there are many interesting examples of historic rear elevations. The original historic pattern of rear elevations within a street or group of buildings is an integral part of the character of the area and as such rear extensions will not be acceptable where they would diverge significantly from the historic pattern.

Gardens and front boundary treatment

Front and rear gardens within the residential streets make an important contribution to the streetscape and character of the residential area. The Council will resist the loss of soft landscaping and original boundary walls and railings.

Proposed Design:

The proposed development includes the demolition of the current garden shed and boiler room to make way for a new side and rear extension. This will create additional space and improve the overall functionality of the property.

Additionally, a loft conversion is proposed to add a new room to the undeveloped loft following the SPG documents.

This will be connected to the existing property through a new staircase, providing additional living space for the family. On the main roof there will be installed 2 rooflight that will match the criteria of the conservation area.

The rear garden area will also be redesigned in accordance with the new rear extension, creating a seamless connection between indoor and outdoor living spaces.

To improve the environmental performance of the property, the existing windows will be replaced with double-glazed timber windows keeping the same shape, materials and details method of opening, profile, section, and sub-division accordingly to Camden Local Plan Policy.

The decorative glazing panels to the front of the property will be retained and restored.

Finally, remedial works will be carried out to the front elevation and front garden, including the creation of a designated space for bins and bikes designed to have a neutral impact from the street.

Overall, the proposed works aim to enhance the existing family home while respecting the character of the Conservation Area and complying with relevant planning policies.