

## DESIGN & ACCESS STATEMENT

To accompany the planning application for the proposed development at

Ground floor flat, 95 Savernake road, NW3 2LG

July 2023



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## 1. Introduction

1.1 This Design and Access statement has been prepared in support of the planning application at Ground floor flat, 95 Savernake Road, NW3 2LG, which is submitted by Kokorelia Architects Ltd on behalf of the homeowners. The proposal is to be read in conjunction with the accompanying drawings.

1.2 95 Savernake Road is a semi-detached Victorian terraced property, which has been converted into three flats. The planning application relates to the ground floor flat, which is currently uninhabitable and requires modification and refurbishment.

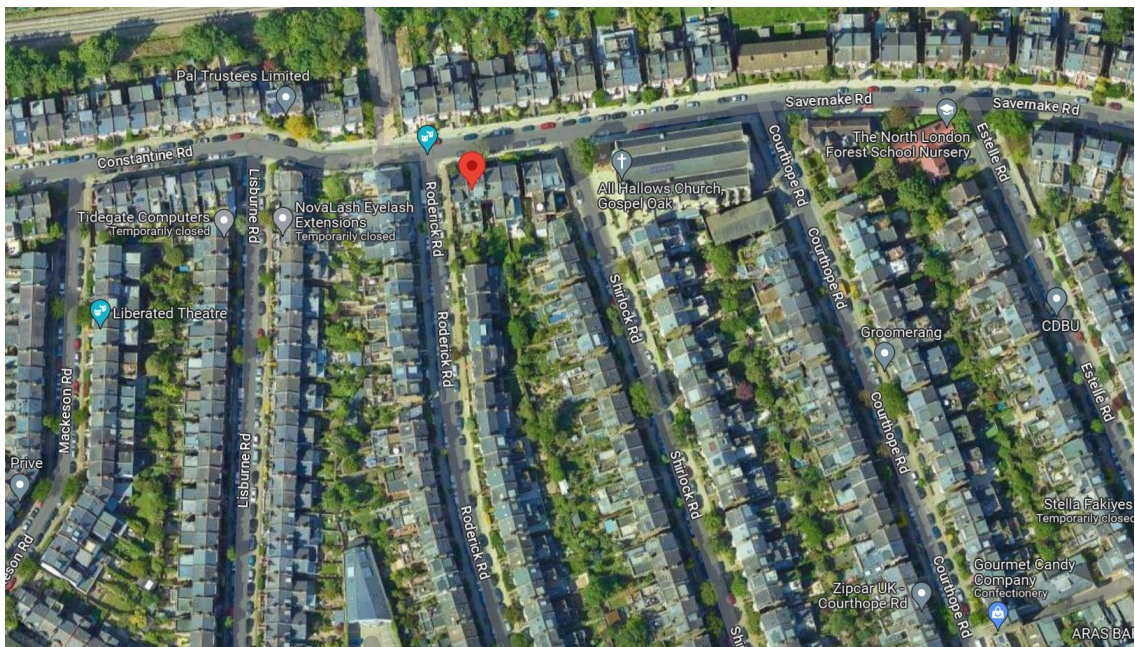
The applicant seeks planning permission for the demolition of the existing rear extension and rear bay window, for their replacement with new side and rear infill extension, new interior layout alteration including the partial lowering of rear floor level and conversion of cellar to utility and shower room.

## 2. Site and context

2.1 The site is located within the Mansfield Conservation Area. The building is not listed. Savernake Road is a residential street of mainly terraced and semi-detached Victorian properties and the All Hallows Church. It forms part of a residential group of streets including Constantine, Shirlock, Roderick and Rona Road

2.2 The surrounding area is primarily residential with some commercial properties and shops.

2.3 The street has access to public transport. It is walking distance to Gospel Oak underground station.



## 2.4 Planning History Neighbouring properties

Several properties in the neighborhood have carried out extensions of a similar scale and appearance to those proposed within this application:

### *91 Savernake Road*

Planning permission was granted on 8 January 2018 for the erection of single storey rear/side infill extension and rear dormer roof extension; and other external alterations (2017/6326/P).

### *89 Savernake Road*

Planning permission was granted on 11 January 2022 for the erection of a single-storey rear and side extension to the ground floor flat (2021/4755/P).

Planning permission was granted on 25 May 2006 for the erection of a single storey conservatory to rear of ground floor flat (Class C3) (2006/1319/P).

### *87 Savernake Road*

Planning permission was granted on 24 September 2012 for the erection of two dormers with Juliet balconies to the rear roof slope and enlargement of entrance gate on east (Shirlock Road) elevation in association with existing residential units (C3). (2012/4007/P).

### *32 Savernake Road*

Planning permission was granted on 25 September 2018 for the erection of a single storey wraparound extension to the rear elevation at ground floor level a single storey rear extension on the outrigger at second floor, extension of existing rear dormer, installation of roof lights and alteration to the fenestration to the front and rear elevation all associated with the use as residential dwelling. (2021/4755/P).

### *30 Savernake Road*

Planning permission was granted on 4 August 2010 for the erection of a single storey rear extension to dwelling house. (2010/3089/P).

Planning permission was granted on 8 November 2010 for the erection of single storey second floor rear extension at existing dwelling house (Class C3) (2010/4927/P).

### *16 Savernake Road*

Planning permission was granted on 24 October 2016 for the Installation of rooflight to front roofslope at third floor level (retrospective) (2016/4928/P).

Planning permission was granted on 13 May 2015 for the erection of single storey side and rear extension (2015/0751/P).

Planning permission was granted on 21 March 2011 for the Change of use from a non self contained unit (Sui Generis) to create a self contained 2 bed unit on the first floor level of existing residential dwelling (Class C3) (2010/6771/P).

## **3. Proposal**

### 3.1.1 Nature of asset

The property is located on Savernake Road, within the Mansfield Conservation Area. This is an area of predominantly Victorian housing with many interesting examples of historic rear elevations. There have been a number of changes in footprint to the rear of other properties in the terrace. The property itself is a terraced house, with brick facades and white timber framed windows.

### 3.1.2 Proposed development

The proposal is for the demolition of the existing rear extension and rear bay window, for their replacement with new side and rear infill extension, new interior layout alteration, including the partial lowering of rear floor level and conversion of cellar to utility and shower room.



### 3.1.3 Impact assessment

Overall design: The proposal is a ground floor single storey extension with a flat roof at rear, and a pitched glass roof at side infill. The side infill is not visible from the public road. The rear extension is visible from Roderick road. The internal alterations within the main property (lowering of floor level, conversion of cellar) would not have any impact on the character and appearance of the conservation area. Currently the property is derelict with low quality materials and is not habitable. The proposal aims to improve the living conditions and the quality of the materials.

Scale and proportions: The overall scale of the proposed extension is subordinate to the original building. The depth of the proposed extension is 3.8 m from the original building. This is similar to the depth of the extension at N.91 Savernake Rd, which we were advised during pre-application to follow. The proposed extension at N95 is about 40cm deeper than N91. This difference is not visible from street level, due to the fact the two properties are not located next to each other. As seen from the photos below, taken from Roderick road, the existing brick wall adjacent to the street and the distance between the two properties, makes it impossible to see and compare such a small difference in size. So, although the additional size is insignificant externally, internally, it will have valuable impact to the layout and the living conditions.



View from Roderick road 1





View from Roderick road 2



View from Roderick road 3

Impact on existing amenity

The remaining garden is 70% of the original curtilage, which is significantly above the recommended 50%. The proposed development is unlikely to lead to a significant loss of outlook or light from primary habitable rooms of neighboring properties. On the side of the proposed side infill, neighboring with N93, due to the pitched roof, the extension only exceeds the existing boundary wall by 0.5m. On the side neighboring with N97, the depth of the proposal does not breach the 45 degree recommendation.

Materials: The proposed extension is rendered white. This matches the existing rear extension. The proposed glass doors and side infill roof is black framed double glazing glass.

Value to residents: The proposed extension and new glazing will have a huge positive impact to the resident's quality of life. The current flat is in a derelict condition. The proposed development will upgrade the quality of materials and optimize the use of the space.

Sustainability and Climate Change

The current extension is not insulated to today's standard, and it does not retain the heat of the house. The proposed extension will have highly insulated walls and roof, while the proposed glazing will be double glazing. This will significantly improve the thermal and acoustic performance of the dwelling.

Pre-application advice

The design has been revised following pre-application advice. The scale of the extension has been reduced significantly in size. The proposal improves the condition of the existing building and follows the advice given by the council and the conservation officer.