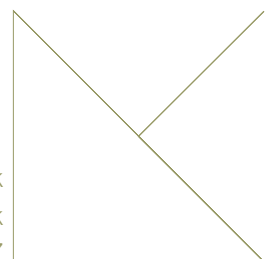


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01_Location

The property, 104 Savernake Road, is located in the Gospel Oak area in the London Borough of Camden. It also falls within the boundary Mansfield Road Conservation Area. The Mansfield Road Conservation Area Appraisal and Management Strategy describes 2 sub areas. The site sits within sub area 2, “predominantly residential in character and laid out on a loose grid pattern with long roads running from east to west and shorter roads running from north to south.”

Parliament Hill is situated to the north of the property and Gospel Oak Station is located to the east.

The site does not fall within any flood risk zone.



Location plan

02_The existing property

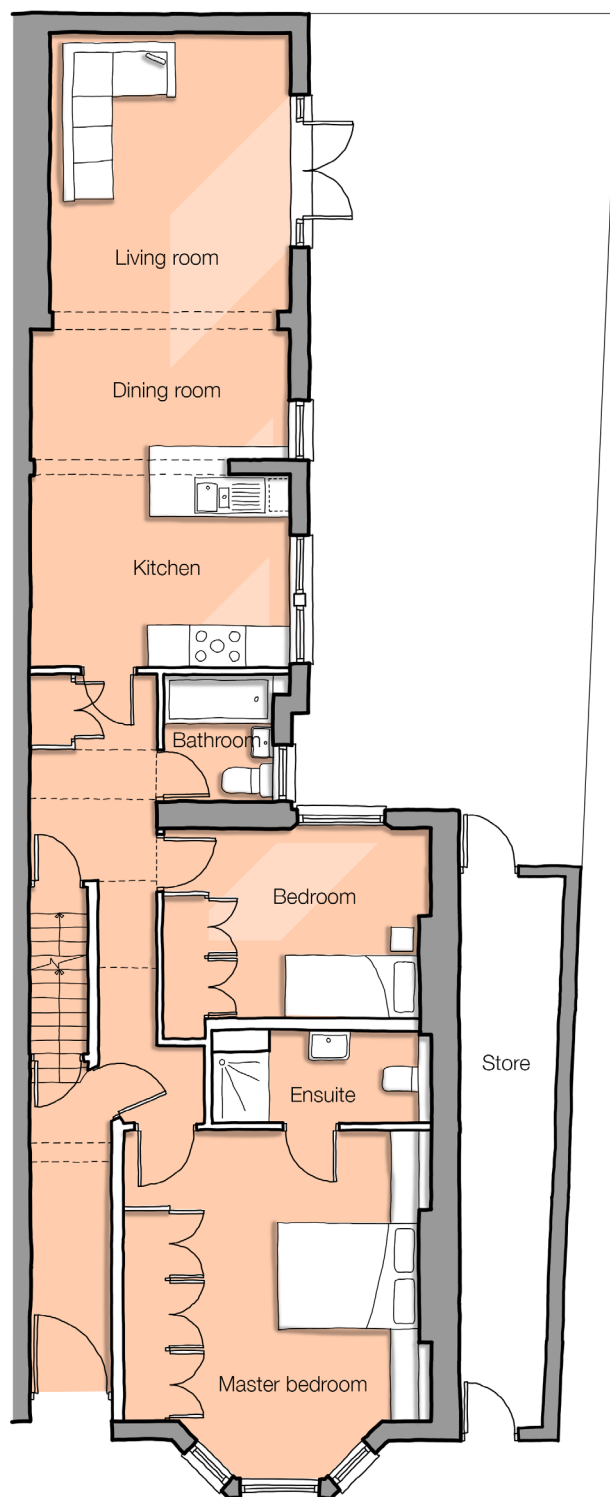
The existing property, originally a single dwelling, was split into 2 flats in 1980. One flat occupies the ground floor and the other occupies the 1st, 2nd and 3rd floors. This application relates to the ground floor flat.

The ground floor flat is accessed off a communal hallway. It comprises an open plan living / kitchen / diner, 1 family bathroom and 2 bedrooms (1 with an ensuite). The flat has a private garden to the side / rear.

The property is built with red brick to the front elevation and buff brick to the rear. Windows are timber sash.



The existing property - Back



Existing floor plan

03_The Proposals

Use

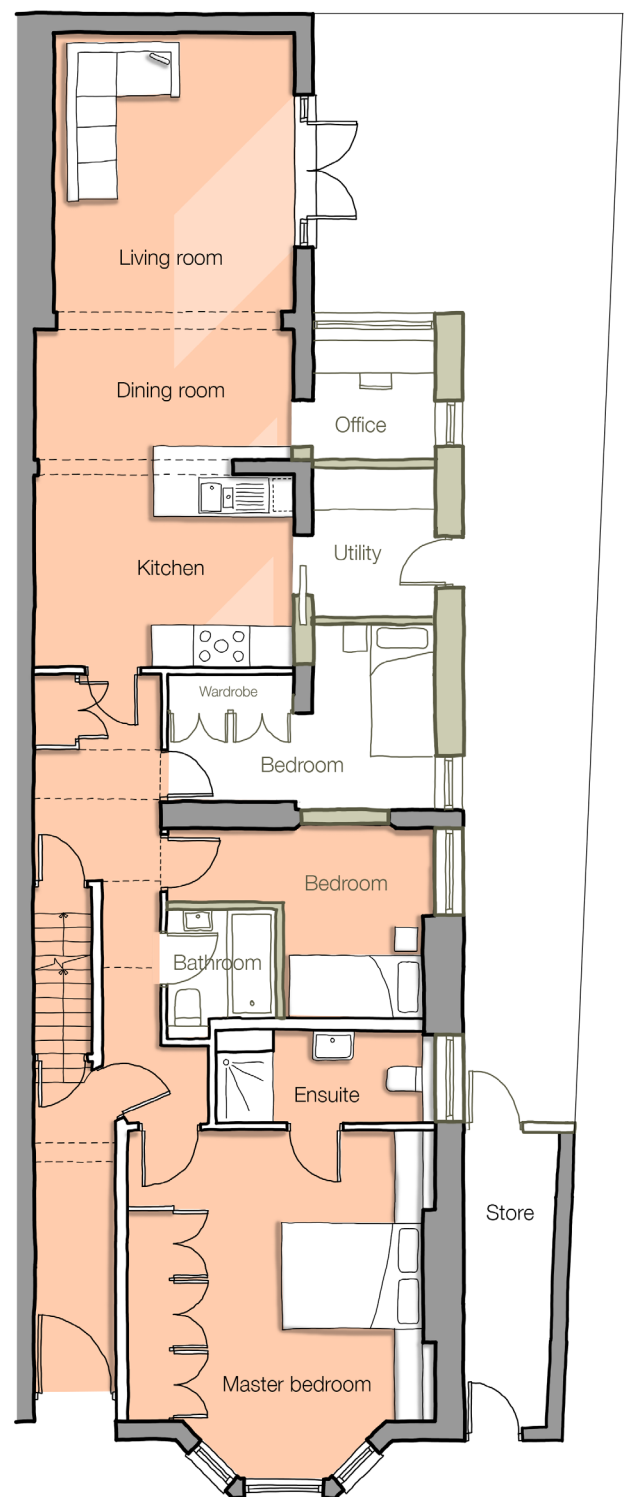
The homeowner applicants require additional space for their growing family. The brief was to provide additional bedroom space and office space as well as a utility.

Layout

The proposals seek to extend to the back / rear of the property. The family bathroom is relocated to the middle of the flat to make way for a new single bedroom with built in storage. A new utility is proposed off the existing kitchen with access to the garden. A small desk space completes the extension with views over the garden.

Amount

The extension will provide approximately 11sqm of additional usable space for the family



Proposed floor plan

Appearance

The extension has been designed to be sympathetic to the original building in the scale, appearance and materials used.

Scale

The height of the building has been set to match the adjacent single storey element. The length of the extension has been designed to align with existing building lines and maintain a good sized external garden which can accommodate a table and chairs.

Materials

The extension will be built in brickwork to match existing. Solider course brickwork will create visual lintels over openings.

Windows will be aluminium and in a Crittall style.

The existing doors will be replaced to suite with the new extension as will the new windows in the existing side elevation. This will ensure a consistent appearance through the rear of the property.

New rooflights will provide additional light and ventiation to the bedroom and office space.

