

Design and Access Statement

Property Address: 24 Savernake Road, London, NW3 2JP

Proposal: Replacement of existing rear timber single-glazed windows with double-glazed timber windows of the same style; replacement of an existing central single-glazed timber bay window with timber-framed double-glazed doors to match the neighbouring property at 22 Savernake Road; and installation of railings to create a matching roof terrace, accessed via the new doors from the rear bedroom.

1. Introduction

This Design and Access Statement is submitted in support of the planning application for the proposed works at 24 Savernake Road. The application seeks to enhance the functionality and energy efficiency of the property while respecting the architectural character and harmony of the surrounding area. The design has been carefully considered to ensure that it aligns with Camden's planning policies and preserves the visual integrity of the street and rear elevations.

2. Design

2.1 Existing Condition

The rear elevation of the property currently features:

- Timber-framed, single-glazed sash windows.
- A central timber-framed single-glazed bay window.
- No existing railings or roof terrace.

The property's current design is consistent with the period characteristics of Savernake Road, which is typified by late Victorian terraces. However, the single-glazed windows contribute to heat loss and do not meet modern energy efficiency standards.

2.2 Proposed Alterations

1. Window Replacement:

- The existing timber single-glazed sash windows will be replaced with double-glazed timber sash windows of identical design and proportions. This will significantly improve thermal performance, reducing heat loss and energy consumption, while maintaining the original aesthetic of the property.

2. Bay Window Replacement with Doors:

- The existing central timber bay window will be replaced with timber-framed double-glazed doors. The design will replicate the style and proportions of the neighbouring property at 22 Savernake Road, ensuring visual consistency between properties. This change will enhance the aesthetic appeal of the property by creating a harmonious design with the adjoining properties.

3. Roof Terrace and Railings:

- A roof terrace will be created on the flat roof outside the new double-glazed doors, accessed from the rear bedroom. The terrace will be enclosed with black metal railings to match the style and design of those at 22 Savernake Road. This addition will further improve the aesthetics of the rear elevation by creating a unified appearance across the adjoining properties and enhancing usage by providing a functional outdoor space.
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3. Access

The proposed works will not impact the existing access arrangements for the property. The roof terrace will be accessed solely from the rear bedroom via the new doors. There will be no changes to the front entrance or access pathways.

4. Heritage and Context

The property is located within a residential street with a coherent architectural style. The proposal respects the character of the local area by:

- Using materials (timber for windows and doors, and metal for railings) that are sympathetic to the original construction.
 - Replicating the style of the neighbouring property at 22 Savernake Road, ensuring the changes are in keeping with the established architectural rhythm.
 - Avoiding significant alterations to the visible street-facing façade, ensuring no adverse impact on the streetscape.
 - Enhancing the visual cohesion of the properties at 22 and 24 Savernake Road through matching design elements, which improves the overall aesthetic of the rear elevation.
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5. Planning Policy Compliance

The proposal aligns with Camden's planning policies, including:

Policy Context

- **Policy D1: Design** The proposal adheres to Camden Local Plan Policy D1 by delivering a high standard of design that respects the site's local character and distinctiveness. The scheme integrates well with its surroundings, using materials, scale, and form that are sympathetic to the conservation area.
- **Policy D2: Heritage** The development complies with Policy D2 by ensuring that the significance of the Mansfield Conservation Area is preserved and enhanced. Design choices have been informed by a detailed understanding of the site's historical and architectural context.

The works are minor in scale, enhance energy efficiency, and maintain the character and appearance of the building and its surroundings.

6. Conclusion

The proposed works at 24 Savernake Road have been designed with sensitivity to the property's architectural heritage and the surrounding area. The replacement windows and doors will significantly enhance energy efficiency by reducing heat loss and energy consumption. The introduction of a matching roof terrace with railings will improve the aesthetics of the property and create a cohesive design with the adjoining property at 22 Savernake Road. These changes represent a balanced approach to improving energy efficiency and usability without compromising the character of the area.

We respectfully request that the Camden Planning Department considers this application favourably.

Prepared by: Karen Conron. **Date:** 24th December 2024

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