

Heritage Statement for Planning Application at 24 Savernake Road, NW3 2JP

Introduction

This Heritage Statement has been prepared in support of the planning application for proposed works at 24 Savernake Road, NW3 2JP, a property located within the Mansfield Conservation Area. The application seeks permission for the replacement of the existing timber sash single-glazed rear windows with timber sash double-glazed windows on the first floor, the alteration of the single-glazed middle window to double-glazed French doors to match the neighbouring property at 22 Savernake Road, and the installation of railings to form a roof terrace, also to match the property at 22 Savernake Road.

Heritage Significance of the Site

24 Savernake Road is a two-storey residential property within the Mansfield Conservation Area, which is characterized by its mixture of Victorian and Edwardian architectural styles. The area holds architectural significance, with its well-preserved facades and the consistent building line contributing to the historic character of the street. The application site and surrounding properties contribute to the distinctiveness of the conservation area.

The property at 24 Savernake Road retains many of its original features, such as the timber sash windows, which are typical of the Victorian period. While the property does not appear to be listed, it still contributes to the aesthetic and historical value of the conservation area, and the proposed alterations must respect and preserve the architectural integrity of both the building and the surrounding area.

Proposed Works and Heritage Considerations

The proposed alterations are designed to improve the functionality and energy efficiency of the building while ensuring that the character and appearance of the conservation area are preserved.

1. Replacement of Timber Sash Single-Glazed Rear Windows with Timber Sash Double-Glazed Windows (First Floor)

The proposed replacement of the single-glazed timber sash windows with double-glazed units on the first floor will enhance the energy efficiency of the building while maintaining the traditional appearance of the windows. The replacement windows will be made of timber, and the glazing will be designed to match the style and proportions of the existing windows, ensuring that the character of the rear elevation is retained. The design of the new windows will be in keeping with the historic character of the property and the surrounding area and will have no adverse impact on the overall heritage value of the building.

2. Change of Single-Glazed Middle Window to Double-Glazed French Doors

The proposal to change the existing middle window on the rear elevation to double-glazed French doors is in response to the configuration of the neighbouring property at 22 Savernake Road, where a similar alteration has been made. This change will enhance the access to the rear garden, improving the property's functionality while ensuring that the new doors are designed to reflect the proportions and style of the existing window. The French doors will be constructed from timber, maintaining the traditional materiality of the building and ensuring consistency with the heritage character of the conservation area.

3. Installation of Railings to Form a Roof Terrace

The installation of railings to form a roof terrace will match the design and materiality

of the railings installed at the neighbouring property at 22 Savernake Road. The design of the railings will be sympathetic to the character of the building and the conservation area, and the height and positioning will be carefully considered to minimize visual impact from the street and neighbouring properties. The roof terrace will not be visible from the public realm, and the railings will be discreet, ensuring that the historic appearance of the building and the conservation area is preserved.

Impact on the Heritage Asset

The proposed works have been carefully designed to ensure that they do not detract from the heritage significance of the building or the wider conservation area. The use of timber for the windows, French doors, and railings ensures that the materials are in keeping with the character of the property and the conservation area. The design of the proposed alterations respects the architectural style of the building, and the changes will have a minimal impact on the historic character of the site.

The replacement of the single-glazed windows with double-glazed units will contribute to the sustainability of the building, improving its energy performance without compromising its architectural integrity. Similarly, the proposed alterations to the rear elevation, including the French doors and roof terrace, are in keeping with the architectural features of neighbouring properties and will not result in any adverse effects on the character or appearance of the conservation area.

Conclusion

The proposed works at 24 Savernake Road are designed to improve the functionality of the property while respecting its historic and architectural significance. The alterations will preserve the traditional character of the building, using materials and design approaches that are sympathetic to the surrounding conservation area. As such, it is considered that the proposals will have a minimal impact on the heritage value of the site and the Mansfield Conservation Area and will comply with relevant planning policies aimed at protecting the historic environment.

It is respectfully requested that the proposed works be considered for approval.