

Design and Access Statement

Proposed Development at 24 Savernake Road

Installation of Railings and Replacement of Window with Door to Form a Terrace

Introduction

This Design and Access Statement supports the planning application for the proposed installation of railings on the second-floor flat roof at 24 Savernake Road, as well as the replacement of an existing window with a door to provide access to the newly formed terrace. The proposal is designed to enhance the aesthetic and functional use of the property while respecting the building's character and its setting within the Mansfield Conservation Area.

Design Proposal

The proposed development seeks to:

1. Install black metal railings around the perimeter of the second-floor flat roof to create a safe and functional terrace space.
2. Replace the existing window with a timber-framed door, providing direct access to the new terrace.

The materials and design have been chosen to be sympathetic to the existing fabric of the building and to reflect the architectural character of the conservation area. The black metal railings and timber-framed door will match the materials and style of the terrace and door already in place at the adjoining property, 22 Savernake Road, ensuring consistency and visual harmony between the two properties.

Compliance with Policies D1 and D2

The proposal has been designed in accordance with Policies D1 and D2 of the local planning framework:

- **Policy D1 (Design and Local Distinctiveness):** The proposed terrace and associated alterations are designed to complement the existing building and surrounding area. The use of high-quality materials, consistent with the character of the Mansfield Conservation Area, ensures that the development is both functional and visually appropriate.
- **Policy D2 (Local Context and Character):** The design respects the established context and character of the surrounding area, particularly the existing terrace at 22 Savernake Road, creating a cohesive and aesthetically pleasing rear elevation.

Impact on the Mansfield Conservation Area

24 Savernake Road is located within the Mansfield Conservation Area, and care has been taken to ensure the proposal preserves and enhances the character and appearance of the area. The design is in keeping with the building's architectural style, and the addition of a terrace will not detract from the historic significance of the property or its surroundings. Instead, it will contribute to the visual appeal of the rear elevation by aligning with the existing terrace at the neighbouring property.

Access

Access to the proposed terrace will be via the new timber-framed door, which replaces the existing window. The new terrace will not impact existing access arrangements for the property or surrounding area.

Conclusion

The proposed development is a sensitive and well-considered addition to 24 Savernake Road. By replicating the design and materials of the neighboring terrace at 22 Savernake Road, the proposal ensures visual cohesion while enhancing the functionality and aesthetic of the rear

elevation. The development aligns with relevant planning policies and contributes positively to the character of the Mansfield Conservation Area.

We trust this Design and Access Statement provides sufficient detail to support the application, but we welcome any further queries or discussions.

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