

# Design & Access Statement

**36 Savernake Road flat C  
LONDON NW3 2JP**



***'Second floor rear extension'***

Studio136 Architects

April 2025

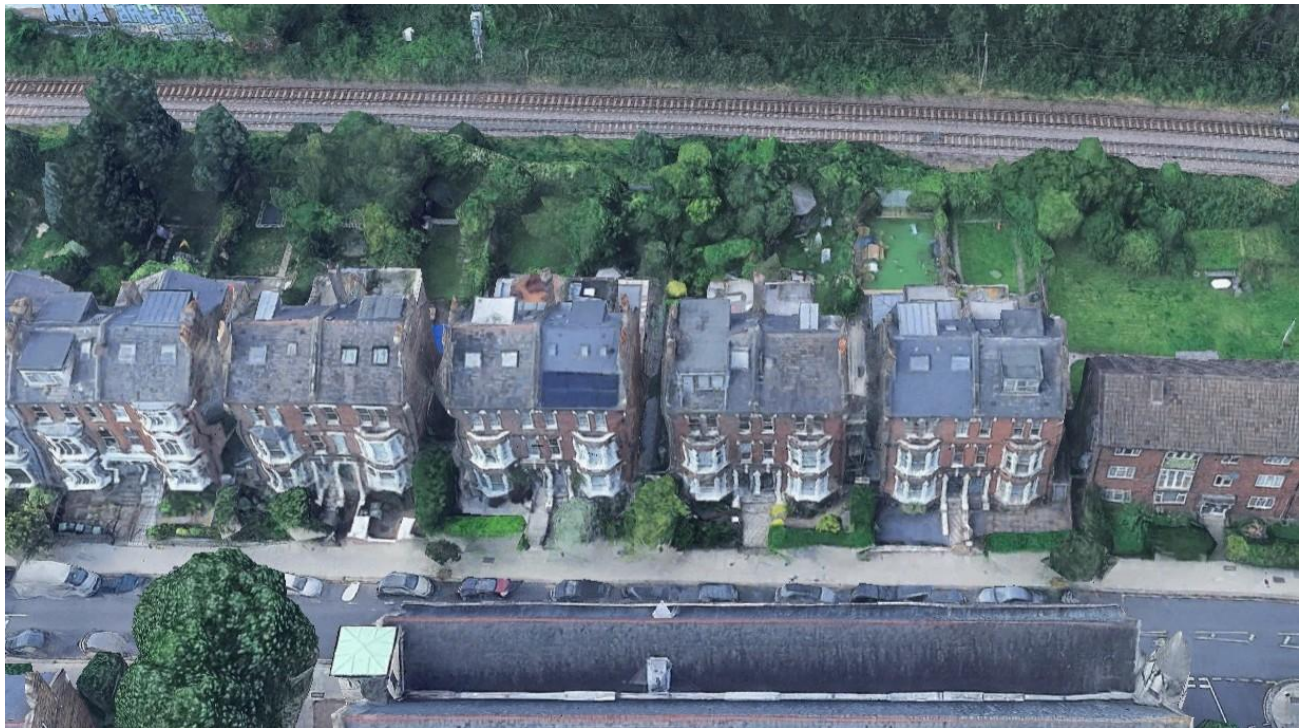
## **1. Introduction**

Studio136 Architects has prepared this statement on behalf of the applicant. It has been produced to support the Full Planning Application for the proposed rear extension at second floor level over an existing back addition.

The purpose of this Design & Access Statement is to ensure that the Local Planning Authority, London Borough of Camden, has a proper understanding of the proposal and is in line with the local policies.

## 2. Site and location

This three-storey semi-detached house in the Mansfield Conservation Area, (declared in 1990), was built around 1890, with two-storey bay window to front and long, two-storey part-width rear extension. A brick and slate outhouse remain at the end of the rear extension. Situated on the north side of the road, the property backs onto the North London railway line at the foot of Parliament Hill. Shortly after the house was built, James Brookes' massive All Hallows Church was constructed on the south side of Savernake Road opposite. Therefore, the main defining elements of this property are a dominant, overshadowing structure to the south and the increasingly busy railway line to the north with delightful views to Parliament Hill only from the upper storeys.

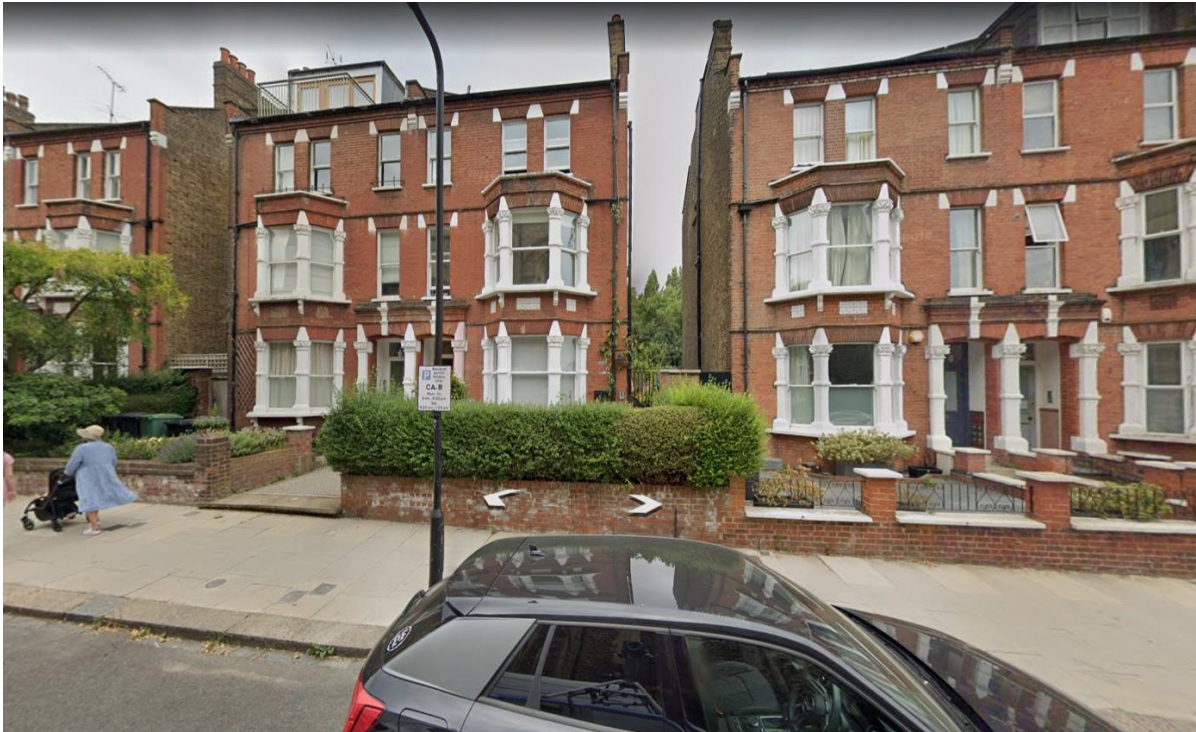


*Image 1*



### 3. Architectural character

Following a late-Victorian convention, the house is fronted in red brick with contrasting white stucco decoration to window and door surrounds, and molded terracotta panels to bay spandrels. The rear elevation is less decorative in plain yellow brick with red brick arches to window heads. The main double pitched roof has a natural slate finish, and the roof terrace over the rear extension is asphalt with a rudimentary balustrade. Alleys next to no.36 and next to the adjacent semi-detached house at no.38 give access to the rear gardens.

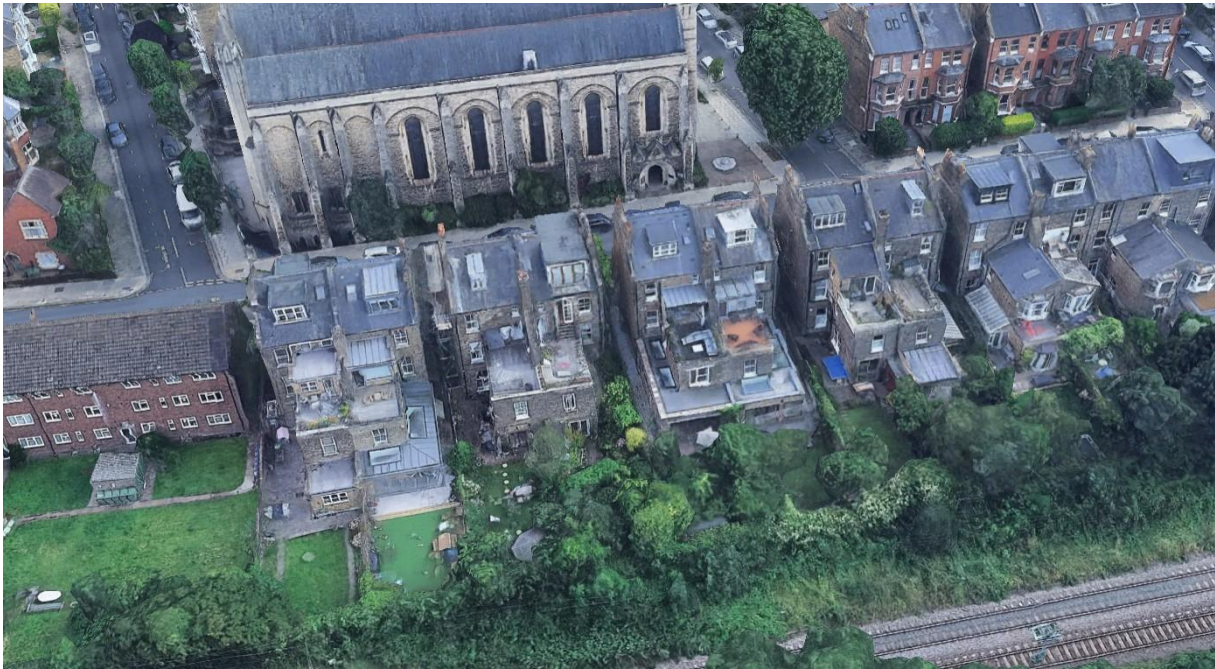


*Image 2 – Google Street View*

#### 4. Design principal and materials

The design principles used in this design is to have a neutral design following the examples of the similar extension at property no.28.

It is important to note that our proposal will not have immense alteration and the rear elevation will be similar to other extensions in the surrounding area.



*Image 3*

## **5. Use**

The building will be used as residential, C3. The proposed development aims to provide a great functionality of the internal space, and makes the house more efficient in light, energy terms and use.

## **6. Access, parking and cycle**

Pedestrian access is directly from Savernake Road. Pedestrian and Vehicle access to the building will remain as existing and there will be no negative impact.

The proposal will not have an impact on the existing access, parking and layout of 36 Savernake Road.

## **7. Conclusion**

It is strongly considered that the proposed scheme will fit organically on the street and will not going to harm the local character of the area in line with the core with Local Plan.

It is considered that the proposal for this dwelling will not adversely affect the appearance of the site.

The materials used and the appearance of any new or replacements will be to match the original as closely as reasonably possible, as such we believe that the proposed works will make a positive contribution to the area and will not be detrimental to the character or appearance of the building.