

Heritage Statement

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



‘Second floor rear extension’

Studio136 Architects

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1. Introduction

The site is located in the Mansfield Conservation Area which was designated by the London Borough of Camden on 11th September 1990.

Mansfield Conservation Area falls within Gospel Oak which is located between Hampstead, Maitland Park and Kentish Town on the edge of Hampstead Heath. The Mansfield Conservation Area boundaries are Parliament Hill and the London Overground North London Line to the north, Gospel Oak Station to the east, and Fleet Road and Mansfield Road to the south.

The conservation area lies mostly within the Gospel Oak ward and partly within the Highgate ward, within the London Borough of Camden. A location map of the conservation area within the borough is attached.

The conservation area is an elongated diamond shape with through-roads running from east to west along the northern and southern boundaries, and shorter roads running from north to south on a loose grid pattern. A map of the area is attached.

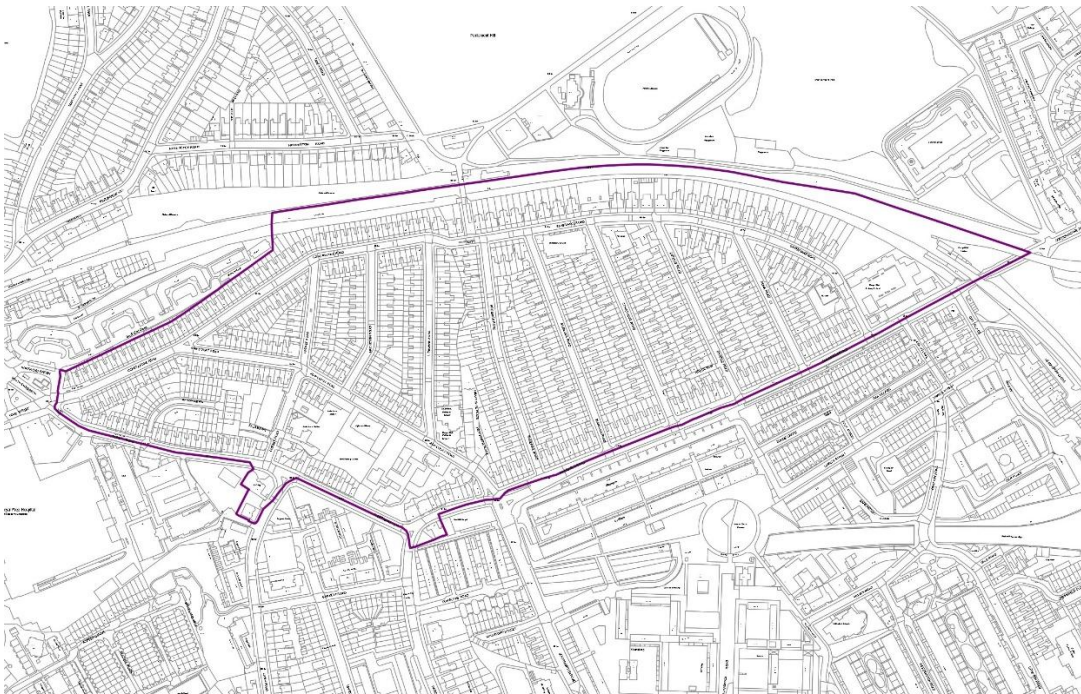


Image 1

2. Heritage asset

The earliest sign of development in the area is the 'Hedge', the Anglo-Saxon ditch on Hampstead Heath which still marks the boundary between the former parishes of St John at Hampstead and St Pancras. The two residential areas, which comprise the Mansfield Conservation Area lie on either side of this boundary, where it descends from the height of Parliament Hill.

Each area was originally developed in the second half of the 19th Century and, with few exceptions, the area remains as it was in about 1910 when building was completed.

Fleet, Agincourt, Cressy, Constantine, Mackeson and Lisburne roads, with some 330 houses, a Methodist church, shops, ambulance station, primary school and a commercial/industrial estate were built within the Parish of St John at Hampstead, which later became part of the Borough of Hampstead.

Mansfield, Roderick, Shirlock, Rona, Courthope, Estelle and Savernake roads with some 380 houses, ten shops, a primary school, railway station and an Anglican parish church are within the ancient Parish of St Pancras which later became the Borough of St Pancras.

The tree-planted streets contain solid three-storey Victorian family houses of remarkable uniformity which have kept their original external features, and provide a coherent example of late 19th century urban residential development.

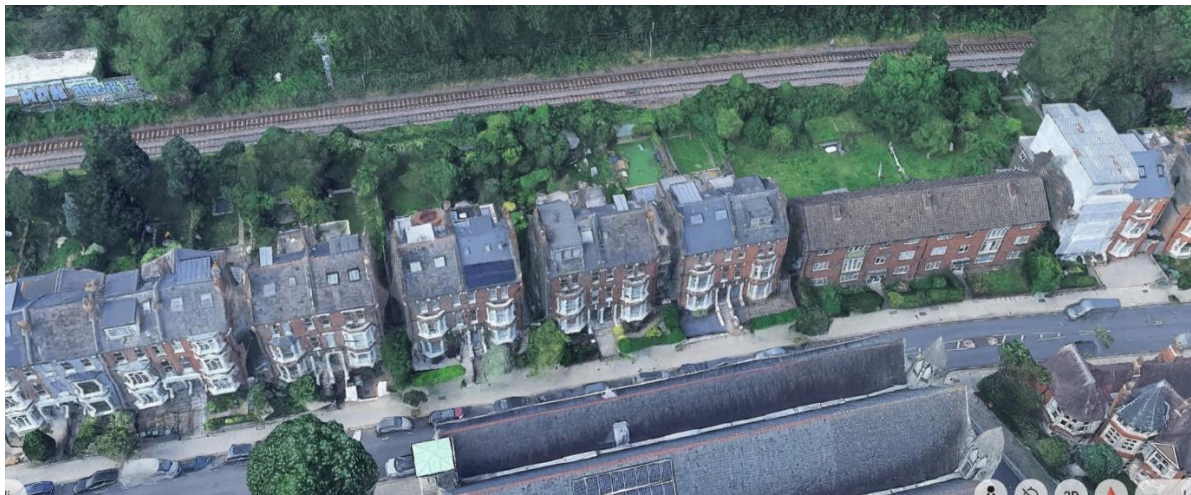


Image 2

3. Impact of the proposed extension on the heritage asset

The proposed extension on top of existing back addition is a modest change. It is not visible from street and will respect the character of the building and the surrounding area.

The proposed materials will match the existing to preserve the heritage asset and the conservation area.



Image 3

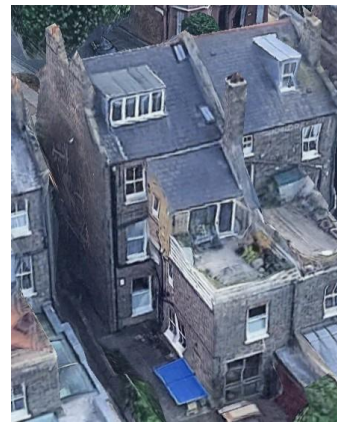


Image 4 - Similar extension at No.28

4. Conclusion

The proposed single-storey rear extension at second floor level, over the back addition, is an appropriate form of development that will not detract from the character or appearance of the locally listed building and Mansfield conservation area.