

REPLACEMENT WINDOWS AND BALUSTRADES

3RD FLOOR FLAT

34, SAVERNAKE ROAD, LONDON NW3 2JP

DESIGN AND ACCESS STATEMENT

1. Surrounding area

1.01 34 Savernake Road backs on to the railway line which skirts the south side of Hampstead Heath. The existing rear balcony of the 3rd floor flat faces the Heath and the balcony at the front faces All Hallows Church, on the other side of Savernake Road. The property is in the Mansfield Conservation Area.

1.02 It is situated in an area of predominantly Victorian semi detached houses, many of which have been converted into flats.

2. The flat

2.01 The third floor flat has a bedsitting room with separate shower room and kitchen. It is formed from what was once the loft space of the original house. It has dormer windows to the front and rear, with 3 No. steel tilt and turn casement windows in each dormer.

2.02 There are existing balconies outside these windows which are set into the slope of the roof. They have tubular steel railings and timber decking forming the balcony floors.

3. The proposals

3.01 The applicant would like to upgrade the windows and balconies by installing timber folding and sliding doors and windows, and glass balustrades which would meet the requirements of the Building Regulations.

3.02 This would both improve the views from the flat, and improve the appearance of the flat and the house generally. The use of timber and glass is appropriate to the materials used in the original house

3.03 The applicant would also like to remove the sun shade awnings from the front and rear elevations, as these are in poor condition, and their removal would improve the appearance of the flat and the house

3.04 The proposals meets the requirements of the Camden UDP in terms of policies B1 and B3 (Alterations and Extensions) and B7 (Conservation Areas).

3.05 The proposals are designed in a subtle, contemporary idiom, complementary to the neighbouring buildings and suitable for its setting.

3.06 The relationship of the flat to neighbouring properties is such that the proposed work will have minimal effect upon them in terms of amenity. There will be no overlooking caused by the proposed works.

4. Sustainability

4.01 The proposed work has been designed and will be detailed, specified and constructed for durability, robustness and sustainability. Natural, recycled, recyclable and sustainable materials are proposed.

5. Access

5.01 Access will be improved by the proposals, as well as safety.