

DESIGN AND ACCESS STATEMENT

RE: EXTENSION TO REAR OF 76 SAVERNAKE ROAD, LONDON NW3 2JR

24 OCTOBER 2012

FEATURES OF SITE AND DESCRIPTION OF PROPOSAL

GENERAL DESCRIPTION AND CONTEXT

The Ground Floor flat is one of five flats within a three-storey, semi-detached house in the Mansfield Conservation Area. It was built around 1890 with two-storey bay window to front. Situated on the north side of the road, the property backs onto the London Overground railway line at the foot of Parliament Hill. Mature planting lines the boundaries to its rear garden.

ARCHITECTURAL CHARACTER & PLANNING HISTORY

The house is fronted in red brick with contrasting white stucco decoration to window and door surrounds, and moulded terracotta panels to bay spandrels. The rear elevation is less decorative in London stock brick (yellow), with red brick arches to window heads. A small, rear extension was added in the second half of the 20th Century and currently has a damaged glass roof. The main double-pitched roof has a natural slate finish. There have been further alterations made to the upper floors of the property including a large, dormer window extension to the rear and a second floor extension also to the rear. Alleys next to no.76 and next to the adjacent semi-detached house at no.78 give access to the rear gardens, with gates providing security from the road. The rear of the house is not visible from the road at the front of the property.

ANALYSIS OF HOUSES ON NORTH SIDE OF SAVERNAKE ROAD

The rear elevations are visible from Parliament Hill, although the lower levels are largely concealed by trees and the railway line. In contrast to the uniformity of the front elevations, these rear elevations have been considerably altered. Varied extensions including dormers to the main roof pitch, formation of roof terraces and additions to rear extension roofs present a more diverse and transformed character.

Alterations at ground floor level are generally not visible from beyond site boundaries but planning records indicate that a similar degree of alteration has taken place, for example extensions have been added to nos. 38, 54, 68 (allowed on Planning Appeal 2004), 84, 86, 90, 96, and 106.

No. 30 Savernake Road was granted permission in 2010 to extend the ground floor to the rear of the house and also to the side up to the boundary wall, Ref: 2010/3089/P.

Although on the South side of the road, No. 13 was also given permission to extend to the boundary wall. Ref: 2005/1840/P

In regards to the neighbouring properties of 76 Savernake Road, No. 74 has a mature rear garden with large fern trees bordering the boundary wall, which block most of the view across the boundary.

DESCRIPTION OF PROPOSAL

We propose to build a rear and side extension which in part extends to the party garden wall. This would create a bedroom, family bathroom and a larger kitchen/dining space. The extension would not be visible from the street as it is set back from the front of the house and the rear-side extension has been designed with a sloping roof therefore not altering the physical appearance of the house from the street view.

The concept of this proposal centres around connecting the inside of the flat to the outside and bringing light into the (dark) centre area of the flat. By removing the window frames of the twin central windows in the East wall of the flat and at the same time providing natural light, via the 5 roof lights along the corridor, but also reflected from the white corridor wall, the normally darker inner area of the flat takes on a very different feel: light enters where it normally is not expected. In addition, the room wide windows/doors at the garden end of the kitchen/dining area and bedroom play a vital role in connecting the inner areas to the outer ones of the garden. The choice of materials for the side extension is all part of this concept. The side extension with its white painted render and light zinc roof is a bright building element that nestles between the brick textured rear building, and the ageing brick party wall. The normally darker area behind the street facing main building is transformed by the contemporary looking infill of the side extension.

The rear extension is a continuation of the rear building with its rhythm of cascading roof terraces on a number of levels. It is kept in brickwork matching the existing walls and providing a back rest for the side extension with its shallow pitched zinc sheet roof which is textured by standing seams, spaced in regular intervals of about 300 mm.

Why zinc? – apart from its contemporary aesthetics and appreciated for refurbishment, its natural-looking colour blends well with existing construction materials – : more than 90% of the zinc used in the building industry is recycled. Less energy is required to produce it than the other principal metals. The energy balance is even more favourable in recycled zinc.

EFFECT ON NEIGHBOURING PROPERTIES

With the lower end of its low pitched roof (15°) just above the garden party wall the side extension minimises the impact on the neighbouring property. The roof itself will be barely visible from garden level, in fact, only an approx 550 mm high white painted render band will be seen above the brick courses of the garden party wall, reflecting the light.

The rear brick extension is blending in with neighbouring extensions of various ages and sizes and is partly covered by densely growing trees on the neighbours' side of the garden wall.

LANDSCAPING AND GARDENING

The existing garden has been unattended for years and as a result is largely overgrown with bushes, nettles, brambles and high grass. As part of the refurbishment and extension works it is proposed to create a useable rear garden by clearing out the overgrowth and establishing a lawn area with beds for flowers and bushes.

Immediately outside the extension there will be a patio area made of large paving slabs. The existing party wall will be retained but will be repaired where necessary.

The front garden is a communal area. It is intended to create waste and recycling facilities to one side of the area. However, as this part of the plot is communal, the intended works are not part of this application.

ACCESS

No change to existing arrangements. Side access would remain through the alley and garden access maintained by glazed doors at the end either of the dining area or bedroom.