

Design and Access Statement

45, Savernake Road, London, NW3

The property comprises a 4 storey Victorian semi-detached house situated within the Mansfield Conservation Area, and is in single family occupation.

Design – The proposed small second floor rear extension is required to provide an additional bedroom/study in place of the first half of the existing roof terrace, which is guarded all around by painted metal railings. Due to the modest size of the extension, it will not adversely affect the light and outlook of adjoining occupiers. It will also comply with the Council's extension standards in respect of being one clear storey below the top main storey.

Layout – The existing house needs additional space to accommodate an additional bedroom. The existing roof terrace is very large and rarely used, so its' reduction in size will not be a problem. The proposed layout is considered satisfactory, with the room accessed from the existing stairwell.

Scale – The proposed extension will be of modest size, being the minimum necessary to allow for the provision of single bedroom of reasonable floor space.

Landscaping – Not strictly applicable to this case, but it is intended to provide planters behind the roof terrace railings, to improve both privacy and visual amenity between the application property and its' neighbours.

Appearance – The proposed extension will be built in matching materials and detailing to the existing back addition. It will feature a flat roof with parapet walls around, as per the existing back addition, and as built at nearby properties in Savernake Road and Estelle Road to the rear of the property.

Access – There will be suitable access for the existing occupiers of the house. However, due to the lack of a lift, the property does not lend itself at present to any possible future occupiers with certain severe disabilities. There is no problem with access for the emergency services.

20th June 2012
