

**DESIGN AND ACCESS STATEMENT**  
**38 SAVERNAKE ROAD, LONDON NW3 2JP**  
**14 DECEMBER 2010**

FEATURES OF SITE AND DESCRIPTION OF PROPOSAL

GENERAL DESCRIPTION AND CONTEXT

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 remains 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.

ARCHITECTURAL CHARACTER & PLANNING HISTORY

Following a late-Victorian convention, 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 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. A basic, black painted timber and felt enclosure extends 1.7m onto the terrace. Alleys next to no.38 and next to the adjacent semi-detached house at no.36 give access to the rear gardens, with brick pier, gates and trellis panels almost 3m high providing security from the road.

ANALYSIS OF HOUSES ON NORTH SIDE OF SAVERNAKE ROAD

The rear elevations of the houses on the north side of Savernake Road 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, the 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. The attached 1914 map shows the original pattern of semi-detached houses with large rear extensions ranging from 26 to 112 Savernake Road. Below number 26, the pattern includes terraces of four and progressively smaller pitched-roof rear extensions. After war damage nos. 42 to 64 were rebuilt as flats. Therefore nos. 26 to 40 and 64 to 112 should be treated as a historic group.

No. 40 Savernake Road next door has a second floor rear extension extending 3m onto a roof terrace. Other examples in varying styles can be seen at nos. 14, 68, 70, 72, 96, 100 and 106. Further examples at nos.66 and 30 received planning permission earlier this year. The best of these enhance the unconsidered rear elevations and thereby the occasional glimpses from Hampstead Heath.

Alterations at ground floor level are generally not visible from beyond site boundaries although the extension to no.40, (approved in 1991), can be seen from the garden of no.38 and planning records indicate that a similar degree of alteration has taken place to other houses. For example, extensions have been added to nos. 54, 68 (allowed on Planning Appeal 2004), 84, 86, 90, 96, and 106. An extension to no.30 was approved in August of this year.

No. 38 is one of the few houses in this stretch of Savernake Road that does not have a loft conversion. Nos. 22, 24, 26, 28, 30, 32, 34, 36, and 40 all have rear dormers.

#### DESCRIPTION OF PROPOSAL

Our proposals include a single storey enclosure added to the rear extension at ground floor level, wrapping around to a side extension to bring the width in line with the flank wall of the main part of the house. In addition we propose the replacement of the enclosure at second floor level on the roof terrace and conversion of the loft space including construction of a dormer to the rear. Rooflights will be inserted in the front and rear pitches under permitted development. The ground and second floor extensions are no deeper than the equivalent enclosures next door at no.40. The proposals also include the construction of a lightweight roof and screen over part of the side alley to provide protected storage space for bikes, garden equipment, recycling etc.

#### EFFECT ON NEIGHBOURING PROPERTIES

Views from the ground floor extension are limited by the walls and planting to the adjacent gardens. The second floor roof extension is 7m from the roof terrace to no. 36 and takes the place of an existing enclosure on the roof terrace. It extends slightly beyond the line of the sloping chimney to mirror the extension to no.40. The dormer window replicates that to no.40 and those to other houses in this group. The extensions would not significantly increase overlooking or overshadowing and would not affect neighbours' outlook.

#### DETAILS OF LAYOUT AND SCALE OF DEVELOPMENT

There is general conflict between potential beauty of the rear aspect and noise from the intervening railway line. To compensate, we have designed individual pavilion-like spaces for the rear extensions, closely linking internal to external spaces. The flank wall to the ground floor side extension lines with the flank wall of the main house and maintains access through to the garden. The new enclosure to the rear extends slightly less than the equivalent adjoining extension to no.40 and has sliding folding glazed doors to improve the link between living spaces and garden.

The dimensions of the second floor extension follow the precedent of many extensions in this position on this side of Savernake Road, projecting slightly beyond the raking chimney line.

The proposed extensions would maintain the gap between the semi-detached houses and would generally not be visible from Savernake Road. The roof to the alley store is set back from the front façade and would be below the level of the existing gate and fence panel. The scale of the extensions would be subservient to the main house and read as natural additions to its form. Therefore, we consider that the proposals would both preserve the significant features of the house and, in removing the existing sub-standard enclosure on the roof terrace, enhance the Mansfield Conservation Area.

#### LANDSCAPING

No changes proposed. The proposals would not result in the loss of significant planting.

## APPEARANCE

The ground floor extension has London yellow stock brick walls as the rest of the house, with grey metal-framed sliding folding doors, zinc sheet roof and rooflights to improve the natural light in compensation for the northerly orientation.

The second floor roof 'pavilion' also has grey metal-framed windows and zinc roof and each of these additions is intended to appear as a light and refined element to subtly enhance the rear elevation.

The dormer has zinc roof and cladding to the cheeks with white painted timber windows to match other dormers in the group.

The small scale of all the alterations is similar to other extensions on the north side of Savernake Road.

## ACCESS

No change to existing arrangements Side access would remain through the alley.

## RELEVANT CAMDEN DOCUMENTATION & SUPPORTING ARGUMENTS

**Camden Planning Guidance 2006** – Section 19. Extensions, alterations and conservatories  
(quoted with irrelevant elements omitted)

19.13. Rear extensions should be designed to:

- be subordinate to the building being extended, in terms of location, form, scale, proportions and dimensions;
- respect the original design and proportions of the building, including its architectural period and style;
- respect existing architectural features, such as projecting bays or decorative balconies;
- respect the historic pattern and established grain of the surrounding area, including the ratio of built to unbuilt space;
- make sure it does not cause a loss of amenity to adjacent properties with regard to sunlight, daylight, overshadowing, light pollution/spillage privacy/overlooking, and sense of enclosure

19.14. Materials should be chosen that are sympathetic to the existing building wherever possible.

Our proposals meet these requirements. They are subordinate to the building, support the existing stepped rear profile, and respect the original design in being a well-proportioned, complimentary light structure blending with its surroundings and not pretending to be original. As explained above, it follows historic precedent. As explained above, it does not increase overshadowing or overlooking.

19.15 – 19.18 – height and width of rear extensions

19.15 In order for new extensions to be subordinate to the original building, their heights should respect existing building heights. Ground floor extensions are generally considered preferable to those at higher levels. The maximum acceptable height of an extension should be determined in relation to the points outlined above in paragraph 13. In cases where a higher extension is appropriate, a shallow depth plan will generally be preferable to compensate for any increase in visual mass and bulk, overshadowing and overlooking that may be caused by the additional height.

19.16 In most cases, extensions that are higher than one full storey below roof eaves/parapet level, or that rise above the general height of neighbouring projections and nearby extensions, will be strongly discouraged.

Our design respects existing building heights of many other houses in its group on this side

of Savernake Road. This extension with its shallow plan and visual lightness mitigates against the bulk of the existing solid structure.

*19.17 The width of rear extensions should respect the design of the original building. Full width or overly wide extensions can dominate the original building in terms of bulk and form and may obscure original features. They will be resisted where they are visible from the street.*

*19.18 In addition, the rear of some buildings may be architecturally distinguished, either forming a harmonious composition, or visually contribute to the townscape. The Council will seek to preserve these where appropriate.*

Our proposal is neither full-width nor dominant. The original rear elevations of these houses are of no architectural distinction.

## **Replacement UDP 2006**

### ***B1 – General Design Principles***

*3.8 The Council seeks to encourage outstanding architecture and design, both in contemporary and more traditional styles. Innovative and imaginative designs can play an important role in the enhancement and renewal of the built environment. Unless a development site is within an area of homogenous architectural style of a high standard that it is important to retain, high quality contemporary designs within the policy framework will be welcomed.*

### ***B3 – Alterations and Extensions***

*3.34 Roof alterations and extensions, including terraces, can often have a significant effect on the appearance of the existing building and its surroundings. Special care is needed in their siting, design, size, proportions and materials, particularly in areas where roofs are plainly visible over a wide area, and where roofs are an especially attractive feature of the building or area. There will be situations which are particularly sensitive to alterations and extensions to individual roofs, such as: built-up areas around open spaces, where the topography or the alignment of streets allow views of the rooflines, rooftops, projecting party walls and chimney stacks, or where a building is already higher and more prominent than its neighbours. Where streets retain the original roofline of their buildings, it is important that these are preserved in an unaltered form.*

### ***B7 – Conservation Areas***

#### ***A - Character and appearance***

*The Council will only grant consent for development in a conservation area that preserves or enhances the special character or appearance of the area.*

The portions of these statements relevant to extensions are mostly duplicated and expanded in the Supplementary Guidance cited above. Apart from the universal requirement that all developments should preserve or enhance a Conservation Area, two significant points are explained here in more detail. Our proposals support Paragraphs 3.8 & 3.34 in being contemporary extensions which enhance the varied, architecturally indifferent surroundings. As a roof extension in a built-up area around an important open space, its design must be of high quality. We consider that this simple and contextually sensitive design satisfies that requirement.

## **MANSFIELD CONSERVATION AREA APPRAISAL & STRATEGY 2008**

*(quoted with irrelevant elements omitted)*

### ***New Development***

*Successful modern design can be of the 21st century and enhance the conservation area, by*

*carefully assessing and responding to the form and qualities of surrounding buildings and spaces.*

### **Roof alterations and extensions**

*The conservation area retains its clearly visible historic rooflines, which it is important to preserve. Fundamental changes to the roofline, insensitive alterations, poor materials, intrusive dormers or inappropriate windows can harm the historic character of the roofscape and will be resisted.*

*Roof alterations or additions are likely to be unacceptable where a building forms part of a complete terrace or group of buildings which have a roof line that is largely unimpaired by alterations or extensions, or where its architectural style would be undermined by any addition. These streets include; ... Savernake Road - Terrace rows of largely unaltered roofscape*

### **Rear Extensions**

*Within the Mansfield Conservation Area there are many interesting examples of historic rear elevations. The original historic pattern of rear elevations within a street or group of buildings is an integral part of the character of the area and as such rear extensions will not be acceptable where they would diverge significantly from the historic pattern.*

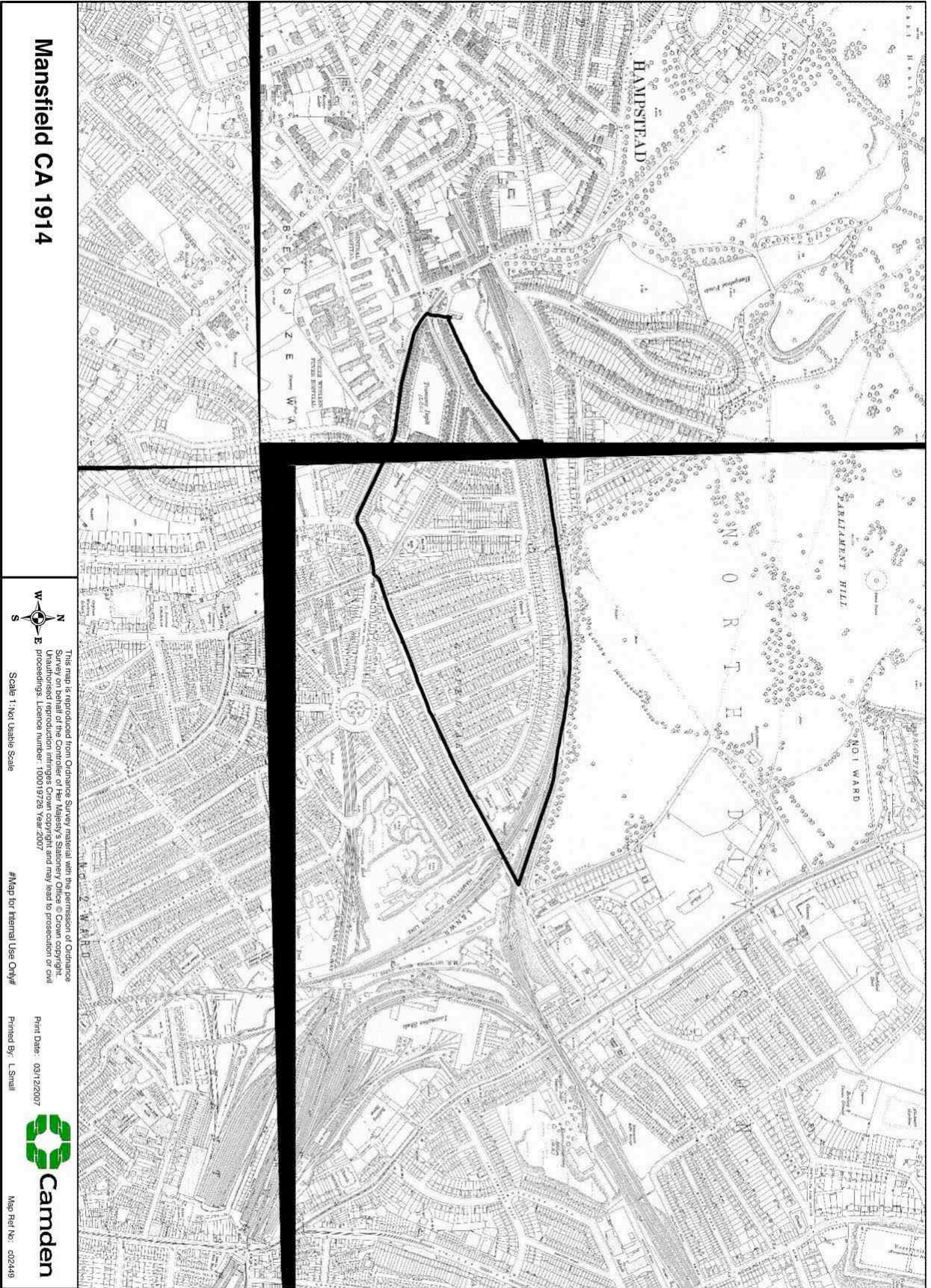
These sections clarify the following points:

1. Careful, responsive modern design can enhance the conservation area
2. Clearly visible historic rooflines are important to preserve. Additions are likely to be unacceptable where these rooflines have not been significantly altered or where the architectural style would be undermined.
3. Rear extensions differing significantly from the historic pattern are unacceptable.

Our proposal shows how sensitive modern design can enhance the Mansfield Conservation Area. It does not affect the main slate roof of the building, but sits on a flat asphalt roof terrace – not an element usually seen as an asset in a conservation area. On this side of Savernake Road, nos. 28 to 40 and 66 to 112 (a group interrupted by war damage) are original houses with original flat rear roofs. As a large proportion of these houses have extensions built on them, they are an established historic characteristic.

### **CONCLUSION**

The main issue is whether a proposal would preserve or enhance the Conservation Area. With the exception of a small, possibly original, outhouse, the existing building is preserved. In providing a light, attractive small pavilion on the flat roof to replace an unsightly sub-standard construction, it enhances the unconsidered rear elevation when viewed from Hampstead Heath. The existing upper rear elevations of the north side of Savernake Road hardly contribute positively to the Mansfield Conservation Area and Hampstead Heath. Apart from providing flat roofs usable as terraces, the original designs did not address the important open space across the railway line, which had already become protected. According to the Officer's 2007 report approving an extension to 86 Savernake Road, "*The rear of the properties of this side of Savernake Road have been considerably altered in the past with roof terraces, roof extensions and ground floor extensions, including full width ones.*" In our view, well-designed small scale extensions can enhance the houses, the view from the Heath and therefore the Mansfield Conservation Area without reducing light, overlooking or loss of original character.



**Mansfield CA 1914**



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Scale 1:62,500 Usable Scale

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