

Planning Service
London Borough of Camden
Town Hall
Argyle Street
London WC1

Your Ref:
My Ref: OLIVER 68.0 DESIGN & ACCESS
19 November 2009

DESIGN STATEMENT & ACCESS

Re: PROPOSED SINGLE STOREY SIDE EXTENSION 68 SAVERNAKE ROAD

After consultation with the immediate neighbours who raised no objections to the proposal we decide to submit an application for a single storey side extension.

1. **CHANGES:**
 - i. It is proposed to fill the gap between the main building and the back addition. The roof will be of natural slates.
2. **Massing:** The three dimensional arrangement of the proposed building completes the arrangement of the existing building. There will be no changes to the front or rear of the building. The change is on the flank elevation. The increase in floor area is 10sq.m, which is about 8% of the ground floor area, or less than 3% if the whole building is considered.
3. **Scale:** The design is such that the proportionality of the elements such as windows, roof height and roof bulk relates to the new three storey buildings above pavement level.
4. **Proportion:** The windows to the front and rear elevations remain unchanged. Two new flank windows will be added. The large existing window will be relocated therefore the existing window will be recycled. The small window by the bedroom will be sash and made of wood.
5. **Rhythm:** There is no significant change to the vertical elements as the small extension is slotted between two existing walls.
6. **Materials:** All brickwork to external walls is of bricks similar to existing. The sash windows will be of wood and double glazed. Because of the double glazing the timber thickness of the windows are about 45mm. The woodwork will be white. The timber suspended roof will be covered with natural slates.
7. **Landscape:** No changes to existing landscape and gardens.
8. **Highways-Existing/proposed access.** The area is served very well by buses and railways. The rear entrance is designed for disabled access with a small flat ramp. The ground floor is accessible to disabled people.