

## DESIGN STATEMENT

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| PROJECT NAME | 100 Savernake Road - First Floor Terrace | Issue: 1 |
| SUBJECT      | Design Statement                         |          |
| DATE         | 11.08.2014                               |          |
| REFERENCE    | 1037 C01                                 |          |
| PAGES        | 1 of 1                                   |          |

### *SITE DESCRIPTION*

Savernake Road is a pleasant terraced street, dating from the late 19<sup>th</sup> century, and is within the Mansfield Conservation Area.

The front elevations of Savernake Road are uniform, in groups of different terrace designs, whereas at the rear of the properties a variety of extensions and alterations have been carried out, creating a more varied appearance. 100 Savernake Road is on the North side of the street, and it's large garden backs onto the London Overground line, at the base of Parliament Hill.

The view onto the rear of the North side of Savernake Road from Parliament Hill therefore shows the variety of different alterations and extensions that have taken place. However the ground floor extensions and first floor terraces are for the most part concealed from view from the public realm by the railway and trees along the railway boundary. From the Savernake Road side, the rear of the properties are not visible, as side gates block any potential views.

There are numerous examples of rear roof terraces on Savernake Road. The direct neighbours have roof terraces - 100 Savernake Road already has a roof terrace at second floor level and nos. 98 and 102 Savernake Road have roof terraces at second floor level. Recently planning permission was gained for a first floor rear roof terrace to no. 76, ref: 2013/6495/P.

### *DESCRIPTION OF THE PROPOSAL*

The roof terrace is set back from the rear elevation of the extension below by 1500mm, in order to reduce the impact of overlooking directly into the garden of 100 Savernake Road. A 1800mm high timber trellis is proposed to the boundary with no. 98 Savernake Road, again to reduce overlooking into their garden. The black painted mild steel railings around the terrace on two sides match the railings to the terrace above, and a 300mm high timber trellis is proposed above this in order to further reduce overlooking and allow for planting to grow.

The terrace will provide external amenity for Flat 2, which currently has no outside space, with limited impact on the surrounding properties.