

DESIGN AND ACCESS STATEMENT

89 SAVERNAKE ROAD NW3 2LG

This statement accompanies the above planning application in respect single storey ground floor rear and side infill extension with French doors to the courtyard, following the demolition of existing extension and conservatory.

INTRODUCTION

The site lies within Mansfield Conservation area. Mansfield Conservation Area falls within Gospel Oak which is located between Hampstead, Maitland Park and Kentish Town on the edge of Hampstead Heath. The Mansfield Conservation Area boundaries are Parliament Hill and the London Overground North London Line to the north, Gospel Oak Station to the east, and Fleet Road and Mansfield Road to the south. The area bounded by Roderick, Savernake and Mansfield roads was formerly part of the Manor of Tottenham. House building started in 1879 and by 1882 the whole of the north side of Mansfield Road, including 10 shops and Shirlock and Roderick roads had been completed. Rona, Courthope, Estelle and Savernake roads followed, the last named being completed in 1899. This sub area is predominantly residential in character and is laid out on a loose grid pattern with long roads running from east to west and shorter roads running from north to south.

The majority of residential properties within this sub area conform to one basic plan form and period of development. The main building type is the three storey house, without basements, which generally forms part of a terrace, although there are some examples of semi-detached properties on Savernake Road. The buildings are flat fronted with a projecting bay window over two storeys, recessed paired entrance doors, visible pitched roofs and prominent chimney stacks and party walls, and original two or three storey part width rear extensions. The quality and variety of materials and level of detailing applied to each terrace gives an indication of its original status within the hierarchy of the estate.

The appearance and scale of the proposal has been designed with due consideration to the existing developments to the properties in the locality. It is the intention that the proposal will improve the appeal of the dwelling and will not in any way disturb the streetscape.

DESIGN CONSIDERATIONS

The proposal is for a ground floor rear extension and side infill extension with a re-configuration of the internal layout of the existing building. It will allow for greater flexibility and more contemporary living.

EXTENSION

The ground floor extension will make use of this, otherwise, unused side return space at ground, and allow for a larger kitchen /family room. It has been kept small in scale as to ensure that it remains subservient to the existing house. New set of doors to the courtyard will also be provided to get access.

The proposal will transform the space into a contemporary yet sensitive conversion within the context of the property. There will be no impact on the appearance of the front of the property; however, there will be a vast improvement to the rear. The new extension will tie in with the appearance of the main house and the surrounding properties. It will improve the aspect of the rear gardens and provide useable, landscaped amenity space.

MATERIALS

The proposed materials are to remain in-keeping with the existing building and properties within its vicinity. The walls of the extension are to be constructed in London stock bricks, matching to existing. Skylight on the rear extension and velux window to the side infill extension would be provided to bring in natural sunlight. Aluminium framed bi- folding doors are proposed to the rear side to bring in lovely views from the rear garden. New set of aluminium framed French doors are also provided to get access from the courtyard. All the materials proposed would be in close relation to the existing building.

SCALE

The proposal aims to respect the form and proportions of the original house and would not be as big or prominent as to dominate its appearance. It would also aim to be sympathetic to the style and character of the house and complementary to the surrounding buildings. The proposal ensure that the scale, massing and appearance of the development provides a high quality, sustainable design and layout, that contributes positively to local spatial character and it would not harm the amenity of occupiers/users and nearby properties through unacceptable noise, vibration, traffic congestion, air pollution, overshadowing, overbearing, loss of outlook, privacy or sunlight/daylight. It would be well designed, uses appropriate materials and is not so large that it dominates and competes with the original building. The rear extension does not cause a terrace effect by in-filling the spaces between detached or semi-detached buildings.

RESIDENTIAL AMENITY

Located to the rear of property, the proposal would not be visible from street and would be designed to fit in with the surrounding environment at the rear. The proposed alterations have been designed to be in keeping with both the existing property and the overall street scene, using the existing characteristics to determine the form, scale, style and materials of the proposal. In terms of its visual impact from adjoining buildings, the original elevation would remain readily apparent.

ACCESS

Entrance to the property from the street will remain unaltered and the front door retained, there will be no impact on the street elevation and streetscape.

CONCLUSION

Overall visual impact of the proposal on the character of the house would be minimal. Consequently, this subtle appearance does not in any way have any negative impact on the overall character and appearance of the neighbouring amenities. It is considered that the proposal would be in full accordance with the design and policies of the Council. We trust that the

enclosed full planning application for 89 Savernake Road can go forward with a positive recommendation.