

ARCHETYPE

Design and Access Statement

Erection of Second Floor Rear Extension

at

82C Savernake Road

London

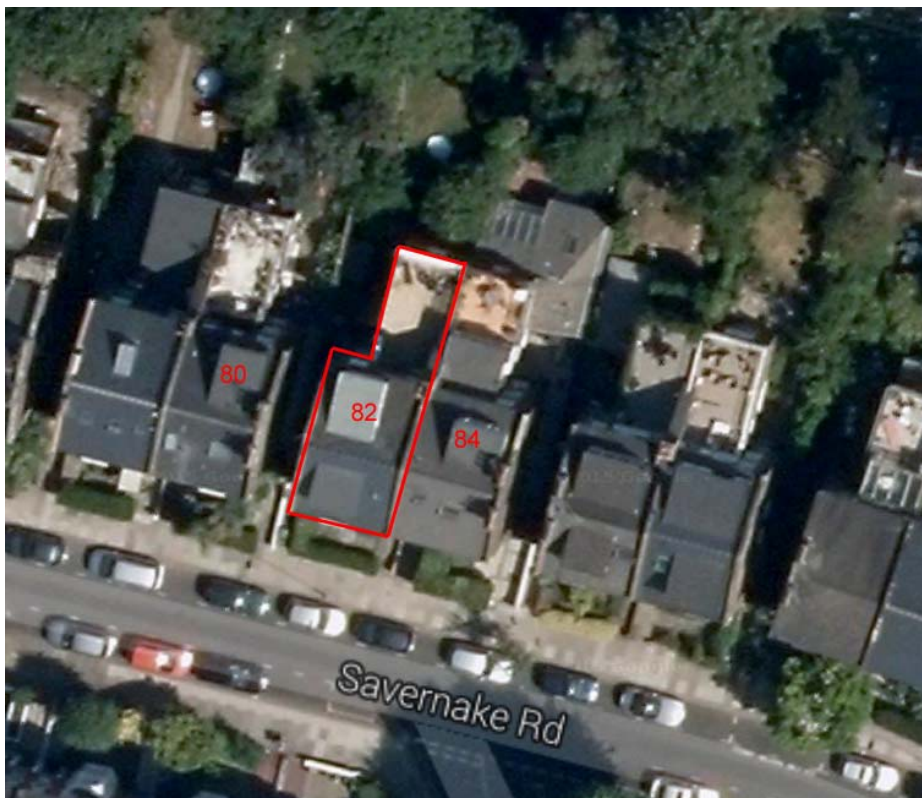
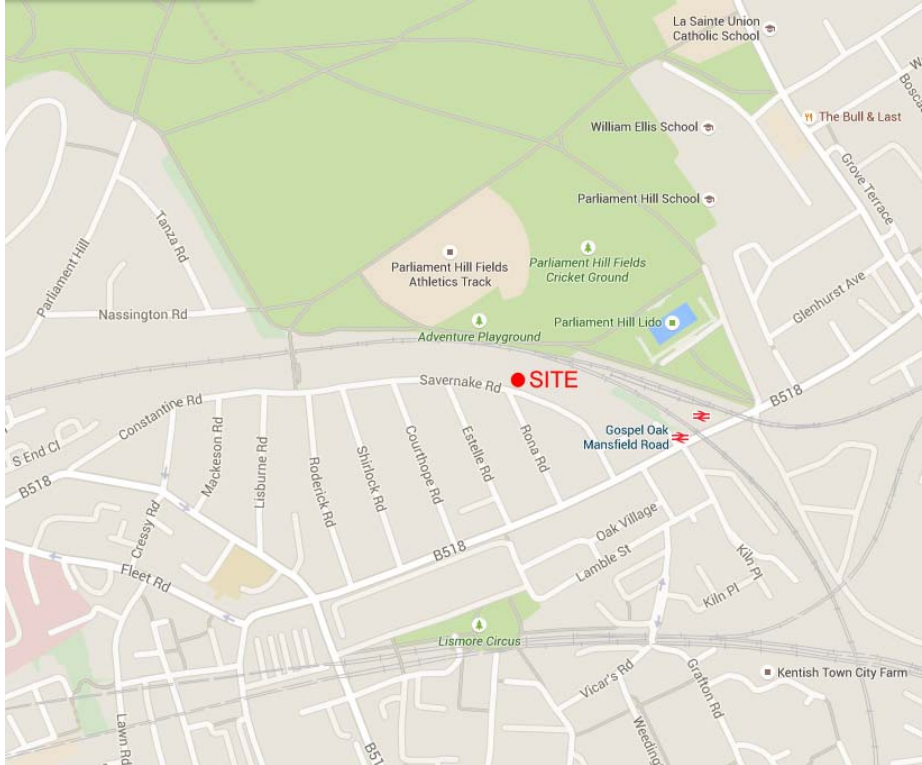
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June 2015

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1. Site Location

The site is located on North side of Savernake Road close to it's junction with Rona Road. Savernake Road leads to the main thoroughfare Mansfield Road to it's South. Gospel Oak train station is a short walk away. The property looks over the Parliament hills to its rear.



2. Surroundings and Context

82 Savernake Road is a three storey semi detached house converted into three flats with accommodation in loft. The application property occupies second and third floor of the this converted house with exclusive access to the roof terrace. The property is bounded to the north by London Overground railway and the roof terraces looks over Parliament Hill beyond.

Savernake Road is dominated by similar pairs of semi detached houses. A number of these houses have second floor extensions and loft conversions with dormer windows.



3. Site layout

The existing flat has a living room, kitchen and a bathroom on First Floor . The roof terrace is accessed via a door way on stair landing. There are further three bedrooms on third floor/ loft space. The roof terrace currently has a railing along the flank wall and a brick parapet along the rear wall.

Adjoining property No. 84 currently has a second floor extension.



REAR VIEW



4. The Proposal

4.1 The proposal is for a second floor extension on the roof terrace to provide an additional bedroom with ensuite bathroom. The extension will be 5m deep and will retain part of the roof terrace for use by the occupiers. The retained roof terrace will be accessed via folding patio doors from the bedroom. A metal railing is proposed to continue along the existing parapet wall.

4.2 The height of extension will be 3m from existing roof terrace level. The external materials include second hand London brick to match existing brick work and painted timber patio doors.

4.3 A similar extension was approved for No.80 in 2014 (ref: 2014/4902/P) and the proposed extension will complement the overall setting of the two buildings once implemented.

5. Access

5.1 No alterations to existing access to the roof terrace is proposed .

6. Conclusion

6.1 The proposed extension is a modest addition to the existing flat and is designed carefully to minimise any impact on the amenities of neighbouring properties.