

Design & Access Statement

For and on behalf of Mr. Paul and Mrs. Jane Taylor

1.0 INTRODUCTION

1.1 MAP Architecture have been instructed by Mr and Mrs Taylor to prepare architectural drawings to support an application for planning permission for a loft conversion, a rear terrace extension and a new garden building at their property on 90B Savernake Road.

1.2 This document will provide information relating to the proposed project and fulfil the requirements set out on the LB Camden Website;

<https://www.camden.gov.uk/ccm/content/environment/planning-and-built-environment/two/planning-applications/making-an-application/supporting-documentation/design-and-access-statements/>

2.0 SITE DESCRIPTION AND CONTEXT

2.1 The application site is located at no. 90B Savernake Road, in the London Borough of Camden, NW3 2JR. The flat occupies the upper floors of no. 90 Savernake Road and the client has a leasehold tenure with LB Camden as the freeholder. A Freeholder permission application is in progress with LB Camden and has a targeted determination date of summer 2016.

2.2 The property is within the Mansfield conservation area and is located on Savernake Road, opposite the junction of Rona Road. Immediately to the north is the over ground train line, beyond this is Hampstead heath.



2.3 No. 90 Savernake Road is a Victorian semi-detached property, comprised of 3 storeys. There is one dwelling located on the ground floor and the clients dwelling is located on the first and second floors.

2.4 The front elevation constructed of traditional red brickwork with white bay and sash windows. The windows to the second floor rooms have arched brickwork lintels. To the rear of the property, london stock bricks have been used with red brick lintels over sash windows. The roof is finished with grey slate and has up stand parapets running front to back. All rainwater goods are currently black plastic.



Front Elevation



Rear Elevation viewed from roof terrace

2.5 The current layout to the maisonette (90B) has the main living spaces, bathroom and utility rooms located at the entrance level at First Floor. The upper floor contains three double bedrooms with an access ladder giving access to the loft space above.

2.6 The property was converted into two units around 1975 when permission was granted to split the house into one self contained flat at ground floor and one self contained maisonette above.

2.7 The ground floor flat has direct access to a private garden while the upper flat has access to their section of garden at the rear of the plot via a raised walkway at first floor level.

3.0 PROPOSED DESIGN STATEMENT

3.1 The proposal consists of three main parts:

- 01 - Loft conversion to create a new bedroom and en-suite bathroom.
- 02 - Roof terrace extension.
- 03 - New garden building to replace existing.

The following will describe each of the elements of work in turn:

01 - Loft Conversion

Design principles:

3.2 The loft conversion will provide the clients with a new large double bedroom with en-suite bathroom and built in storage. Two conservation roof lights are carefully located on the front of the roof to bring natural light into the 'dressing room' area and en-suite bathroom. The roof lights will be modest in size and have been carefully located within the roof so they do not dominate the roof form.

3.3 The size, proportions and detailing of the dormer and its openings have been carefully considered to be sympathetic to the style and form of the original house. The dormer is set down by 0.5m from the ridge line as well as being set back on all other sides so as not to not dominate or detract from the original roof form.

3.4 The dormer window will be clad in pressed metal sheeting of a grey colour to match the existing slate tiles. The windows to the dormer are proposed as timber framed bi-folding windows with a painted metal railing to the outside that forms a Juliette balcony. The windows have been carefully sized and located so that the right panel is the same size, and aligns with the sash window of the kitchen below.

Context:

3.5 the majority of the dwellings along Savernake road have had some form of modification to the original roof in the form of front dormers, rear dormers, roof lights and Juliette balconies. The proposed extension would therefore be in keeping with the existing style and character of the street. Amongst the many precedents along the street, the adjacent property at number 88 (application number 201011232/P) was granted planning in 2010 and has a similar size and design including the addition of a Juliette balcony.



view looking west to the back or savernake road (to number 88)

Access:

- 3.6 Access to the new third floor of the property will be via a new staircase that forms a continuation of the existing staircase. The entrance to the dwelling is at first floor, accessed via an existing stair case. Wheelchair accessibility to the property will therefore remain unchanged

01 - ROOF TERRACE EXTENSION

4 Design principles:

- 4.1 The proposed extension will form a new living space to the dwelling located over a small section of the existing roof terrace that is accessed from a half landing between first and second floors. An existing lean-to structure will be removed with the new extension occupying a very similar footprint and volume to the previous structure.(refer to existing photograph above)
- 4.2 Bi-folding doors will open up the space to the roof terrace. The roof will also be glazed creating a discreet design that will not detract from the existing building.
- 4.3 The main structure will be clad with vertical planks such as Cedar. Although not present on the existing house, timber is considered an appropriate material as it will distinguish the extension as a contemporary addition to the original building. A timber such as cedar will weather to a silver colour that will compliment and not dominate the materials used in the

existing building. The bi folding doors and roof lights will have grey coloured PPC aluminium frames.



example of cedar cladding used with London stock brick.

- 4.4 The roof terrace will have new timber decking that extends into the new extension. The existing balustrades to the terrace will be retained but clad with timber batons at low level with new built in planters that will help maintain privacy and avoid overlooking to the adjacent properties.

4.5 Context:

- 4.6 Again, the majority of the buildings along Savernake road have similar roof terrace extensions. Some proposals have been granted for much larger extension such as the extension at 80 Savernake Road (Application Number 2014/4902/P) that has a 5 meter deep extension containing a new bedroom with en-suite bathroom and similar Bi-folding doors to the remaining terrace.



view looking east to the rear of the building showing various roof terrace extensions and dormers

Access:

- 4.7 Access to the extension will be via the existing roof terrace door that will remain unchanged. The entrance to the dwelling is at first floor, accessed via an existing stair case. Wheelchair accessibility to the property will therefore remain unchanged

03 - Garden Building

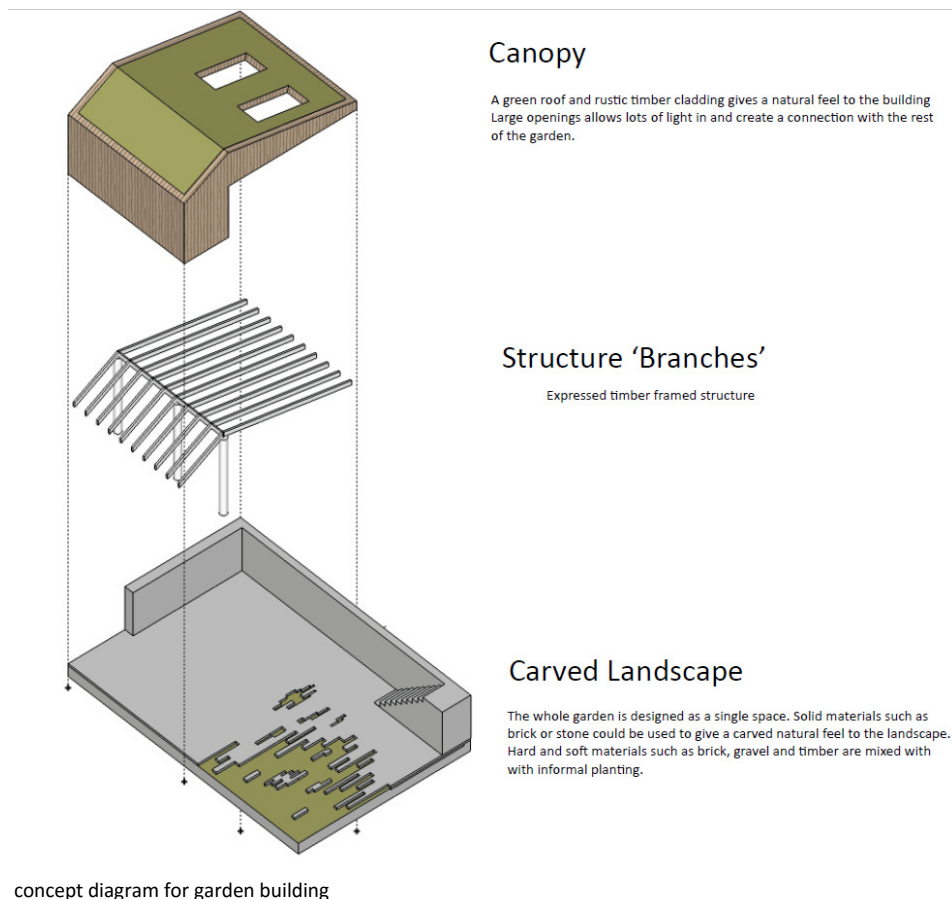
Design principles:

- 5 The new garden building will be replacing an existing building that is currently used for ancillary residential purposes. The existing structure has fallen into a disrepair and needs replacing.



Existing Garden Studio

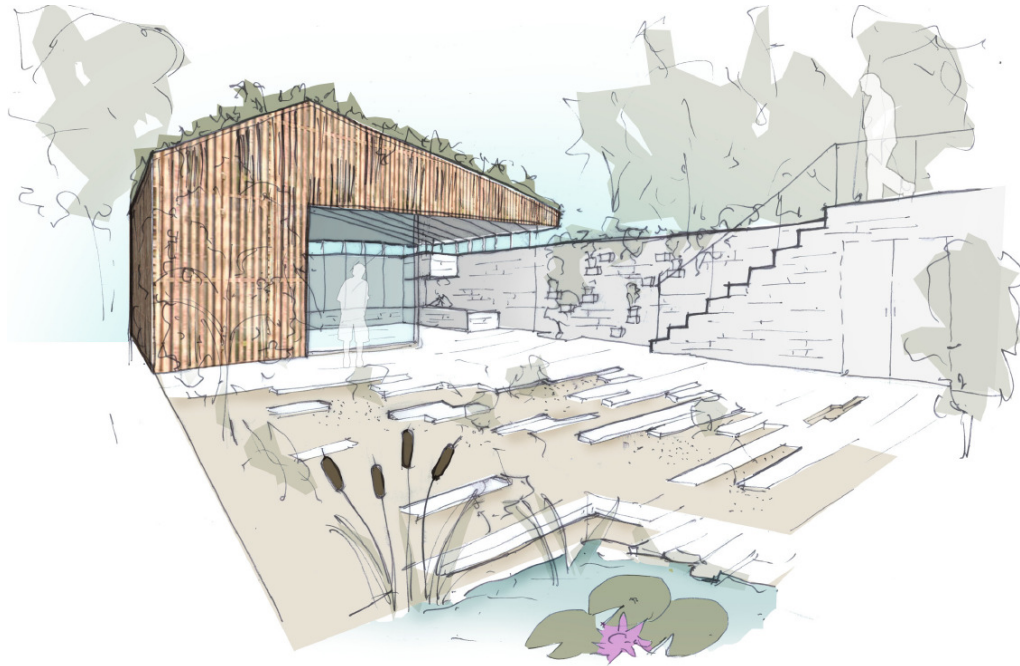
- 5.1 The replacement garden building will be used in the same way as the existing: storage / summer house
- 5.2 The concept for the proposed design is to allow the garden and the building to be perceived as a single space. The ground floor and new garden wall will provide a 'carved' natural feel to the landscape that will incorporate gravelled areas, informal planting, a rockery and a pond. An exposed timber structure will then support a green roof canopy at the back of the garden.



- 5.3 **Materials:** Vertical Cedar cladding will weather to a silver shade and has been chosen to give the building a natural feel to fit within the surrounding planting. A heavily panted sedum roof is also proposed to help the building blend into its context. This is especially important as the roof will be the most visible part from the original house above. The new garden wall will be constructed in brick and painted white. This wall will also have informal planting such as creepers growing up it.
- 5.4 The building will sit largely on the same raft foundation used by the existing building. This will avoid any damage to any roots or nearby trees. The new garden wall will need some form of foundations and a tree surveyor will be consulted to discuss appropriate options to avoid any damage to nearby trees.
- 5.5 The proposed garden room has a similar footprint to the existing building. A pitched roof will project outside of the line of the existing building but has been orientated to ensure that the lowest parts of the roof will be adjacent to the neighbouring gardens to avoid any overlooking or over shading issues.

5.6 The proposed structure has no effect on surrounding routes and does not affect any public realm. It is set close to the rear boundary of the garden, is approximately 12m away from the rear elevation of the existing house.

5.7 Water management will be provided by large above ground water tanks that will be used to water the rest of the garden. The sedum roof will provide a level of attenuation.



garden room - sketch proposal

5.8 **Context:** Various examples of similar outbuildings can be found along Savernake road, in particular similar proposal was recently approved at 110 Savernake Road (Application Number 2015/1791/P)

5.9 **Access:** Access to the site will not be altered in any way. The proposed garden room is situated close to the fence line and does not intrude on any existing paths of access points.