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AMA

DESIGN & ACCESS STATEMENT

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Project: Ground Floor Flat, 102 Savernake Road, London, NW3 2JR
Client: Mr & Mrs M Uzzell
Date: 25 April 2016
Status: Preliminary

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Contents

AMA

1. Description of the proposal

Planning permission is sought for the following:

Demolition of existing single storey extension and replacement with a single storey side return extension. Creation of new dedicated access via new painted timber side entrance gate. New window openings to the side elevation.

2. Context

The application site relates to a 3-storey + attic semi-detached house located on the north side of Savernake Road, north of Rona and south of Parliament Hill and the London over-ground railway Line. The building is currently being used as 3no self-contained flats, with the application proposals relating to the ground floor flat. The application property is not a listed building, but does lie within the Mansfield Conservation Area and to the south of Hampstead Heath which is a designated open space.

3. Relevant Planning history of the site

Application no: 25510. 22/09/1977. PP Granted. Construction of a single storey ground floor rear extension.

Application no: 2015/3080/P. 06/07/2015. PP Granted. Formation of roof terrace at first floor level to the rear, the replacement of the first floor rear window with a door to provide access to the terrace and the erection of steel railings and timber decking to the new terrace.

4. Design

Use

The existing use is C3 (dwellinghouse). There is no proposed change of use.

Amount

The existing GIA is 80.6m². The proposed extension will increase the GIA by 28.3m² to a total of 108.9m².

Layout

The flat is accessed via the communal hallway, by the front door which opens into a tight and narrow hallway. The flat is 2 bedrooms and has a compact floor plan. There is clear distinction between the private spaces located in the front portion of the flat and the more public spaces located at the rear, overlooking the garden.

The existing entrance will be blocked off and a new main entrance formed via the side gate to the property.
The proposed side return extension reads as 2 distinct elements, with a central connection being the location for the main entrance door.

The first element abuts the rear wall of the main house, and aligns with the existing side wall to form a third bedroom. A second part to the side return extends towards, but remains set back from the Party fence by an appropriate distance to maintain dedicated access to the garden.

Reconfiguration of the existing bedrooms and bathrooms necessitates remodelling of the window openings to the side wall of the house. The size and location of the windows is sensitive to the privacy and overlooking of neighbouring windows.

Scale

The existing ground floor extension is single storey. The proposed rear extension will replace the existing pitch roof for a flat roof built to a height in line with the neighbour's terrace level. The rear wall of the extension is in line with the existing condition.

The scale of the extension is designed to be sensitive to the existing house and the neighbouring properties.

Appearance and Materiality

The new rear extension is visibly detached from the main house by a full height frameless glass window. Handmade yellow stock bricks are proposed in combination with high quality thin frame aluminium glazing to the sliding doors at the rear.

The new windows in the side elevation are proposed as painted timber sash windows.

The new entrance door is proposed to be solid Oak or painted timber, with an adjacent frameless glass window. The new entrance gate is proposed to be in painted timber.

Landscape

The front garden will be re-landscaped and paved with stone flags in combination with generous areas of flush level planting. The existing timber fence to the front is proceed to be replaced with a new red brick wall, in a style appropriate to the neighbouring properties.

The rear garden is overgrown and neglected. There are a number of trees within the garden - generally either of low quality or poor examples. A large Eucalyptus tree adjacent to the railway is the largest tree in the vicinity. It is proposed to thin the trees back to retain only the Betula Pendula, and landscape the garden with a high quality landscaping scheme.

5. Access

The existing access to the flat via the communal hallway will be blocked off and a new pedestrian access to will be via the side gate.

6. Sustainability Statement

Natural Environment

Does the development protect/maintain and enhance the biodiversity of the site ?

Yes. The garden area to the rear of the property will be sensitively retained to encourage an enhance the biodiversity of the site.

Energy

Has the development been developed with regard to the principles of policy of Renewable Energy and Energy Efficiency ?

Yes. The extension is designed to meet current building regulations, employing sustainable materials and design for low energy use.

Transport

Is the development located in an area with a good level of access to public transport ?

Yes.

Waste

Will the development incorporates recycling facilities on the site ?

Yes. There will be provision for storage of recycling and household waste.

Is construction material reused or recycled?

All construction waste will either be reused on site or recycled and altered in a variety of ways. A construction management plan will be implemented to reduce the impact on neighbouring properties and road infrastructure.

7. Conclusion

The proposal creates a viable family dwelling. Upgrading the fabric of the existing building through sensitive restoration, further preserves the Conservation area whilst the additional of a high quality contemporary glazed extension, further enhances the integrity of the Conservation area.