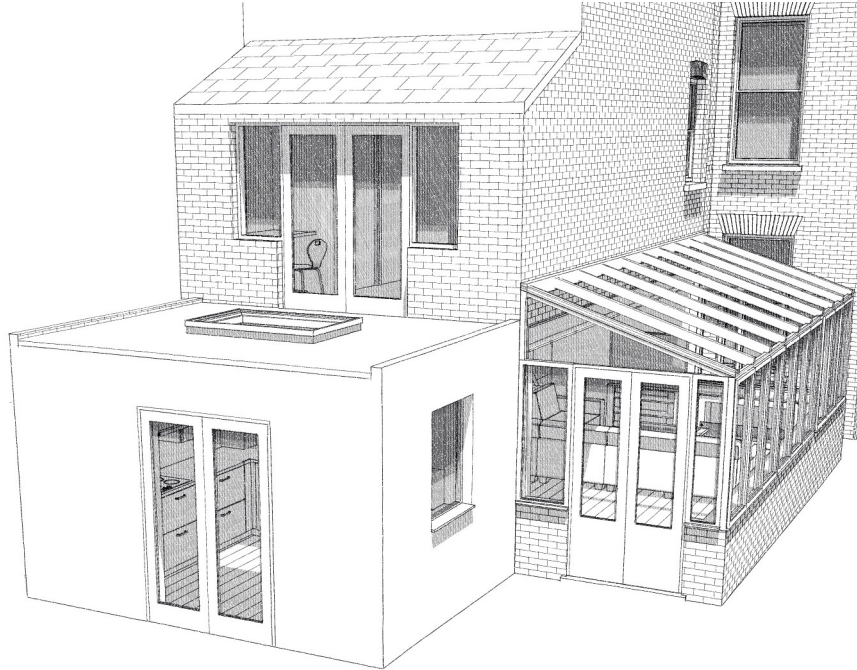


GROUND FLOOR FLAT 106 SAVERNAKE ROAD LONDON NW3 2JR

Replacement doors and fenestration

DESIGN AND ACCESS STATEMENT



Description of Site and Surroundings

The application site is the basement flat of a late nineteenth century three storey semi detached house located on the north side of Savernake Road. The building is located within the Mansfield Conservation Area.

The property has a red brick façade and is fairly typical of others of the period in this location. It is broken into multiple self-contained units and has previously been extended at the rear and in the roof.

Planning History

1972: conversion to four self contained units in 1972.

1983: use of ground floor and rear first floor as an additional unit.

2006: approved glazed side infill extension, replacement of mono pitch roof with a flat roof and changes to first floor rear fenestration.

2009: refused replacement second floor conservatory.

2013: approved replacement second floor conservatory.

2015: approved basement extension

Context for the Application Proposals

The existing bi-fold doors at both ground floor and first floor level are not suited to the applicant's use of the flat. The first floor is a bedroom with no separate windows to open for fresh air so, the proposed replacement will have windows that can be opened. The existing bi-fold doors at ground floor level take up too much internal wall space so the proposed replacements will considerably improve this situation.

Flood risk

The property is not in any flood risk zones and is not shown to be at risk from surface water flooding on the Department of Environment surface water flood risk map.

Development Plan Policies

The following policies within the Local Development Framework have been referred to while developing the proposal:

DP24: Securing high quality design

DP25: Conserving Camden's heritage

Camden Planning Guidance

CPG1: Design

DPG6 Amenity

Main Planning Considerations

We believe that in accordance with Camden's Core Strategy, LDF and adopted SDPs, the proposals will:

1. Not have an adverse effect on the integrity or special interest of the host building
2. Respect the character and appearance of the original building with regard to design, location and materials used
3. Be carried out in a correct manner, under proper supervision.
4. Not affect the amenities of the surrounding properties
5. There will be no change made to the access to the property.

Conclusion

By improving the amenity of the occupants, the development proposal will achieve optimal viable use, which is supported by National Planning Policy Framework.