

91 Savernake Road, London NW3
Design + Access Statement
November 2017



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Introduction



91 Savernake Road— site outlined in red.
Aerial view of Front elevation.



91 Savernake Road— Front Elevation

Project Summary

The proposed demolition of ground floor rear and side external walls for the construction of a single storey side and rear extension.

The proposed construction of a dormer roof window at loft floor level.

This design and access statement forms part of the planning application for 91 Savernake Road, London NW3 2LG

Our aim is to extend and refurbish the property to make it:

- Appropriate to satisfy the needs of a modern family
- Of high quality and more sustainable and energy efficient design and construction
- Designed to meet the clients' specific requirements for a lifetime home with respect to the size of their family

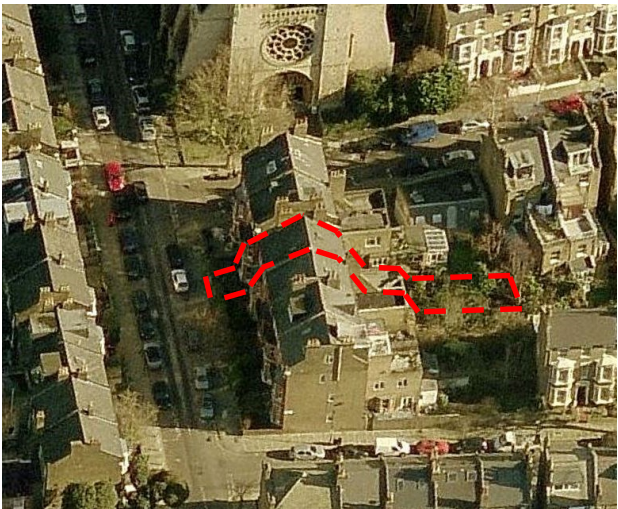
The site within the applicant's ownership is approximately 240 sq m in total.

The proposals shown on the drawings forming this application are intended to create a comfortable lifetime home for the requirements of a modern family that will enhance the existing building.

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Site Context



Front elevation.



Aerial view of side elevation looking East



Rear elevation



Aerial view of side elevation looking West

The site is situated within the Mansfield Conservation Area in the vicinity of Parliament Hill and Hampstead Heath.

Savernake Road is a residential street of mainly terraced and semi detached Victorian properties and the All Hallows Church. It forms part of a residential group of streets including Constantine, Sherlock, Roderick and Rona Road.

The majority of properties on the street are 3 storey terraced or semi detached houses with flat fronted elevations, bay windows at ground and first floor level, original two storey part width rear projections with roof terraces over and original chimneys which are a prominent feature of the roofscapes.

91 Savernake Road is a semi detached Victorian terraced property requiring modification and refurbishment. The applicants wish to construct a ground floor and dormer window extension to accommodate their growing family – the intention is for the proposed extension to complement the aesthetics of the existing building and of the surroundings.

Several properties in the neighbourhood have carried out extensions of a similar scale and appearance to those proposed within this application. These include No. 89 + 95 Savernake Rd and No.56 Roderick Road.

Relevant Planning History



Side elevation of rear Ground floor extension at No. 89

Numerous rear ground floor and dormer extensions have been approved in the Savernake Rd area. These include extensions at properties adjacent to No. 91 Savernake Rd, namely, No's 89 Savernake Rd and No. 56 Roderick Road.

No. 89 Savernake Rd (2015/0470/P)

There is an existing extension to the original building as well as an approved Planning application for further extension which has not yet been implemented.

The existing extension extends beyond the width of the original building. This consists of 2 parts; the majority being brick built with side windows facing No. 91 Savernake Rd, with a smaller glazed conservatory projecting beyond to the rear of the garden.



Rear extension at No. 56 Roderick Rd

No. 56 Roderick Rd (2015/1428/P)

A recent ground floor extension has been built. This incorporates a large rooflight and fully glazed doors which are contemporary in design.

Other recent Planning applications that have been granted to proposals of a similar scale and design to those being applied for at No. 91 Savernake Rd are listed below;

No. 90B Savernake Rd (2016/2328/P)

No. 102 Savernake Rd (2016/1448/P)

No. 24 Savernake Rd (2015/7137/P)

No. 62 Constantine Rd (2017/1654/P)

No. 139 Constantine Rd (2017/3760/P)



View from Roof terrace showing Dormer window extensions at No. 95 + No. 97 Savernake Rd

Rear view from Roof terrace showing view towards No. 89 Savernake Rd



Existing Boundary wall with No. 93 and derelict brick shed at No. 91 Savernake Rd



Rear south facing view from No. 91 Savernake Rd



Rear dormer window extensions
to properties on Shirlock Rd

Rear east facing view from No. 91 Savernake Rd towards All Hallows Church

Planning Considerations

In putting forward the design proposals consideration has been paid to the following policies:

CS14 Promoting high quality places and conserving our heritage

DP24 Securing high quality design

DP25 Conserving Camden's heritage

Camden Planning Guidance: CPG1 Design 2013

Mansfield Conservation Area Appraisal and Management Strategy 2008

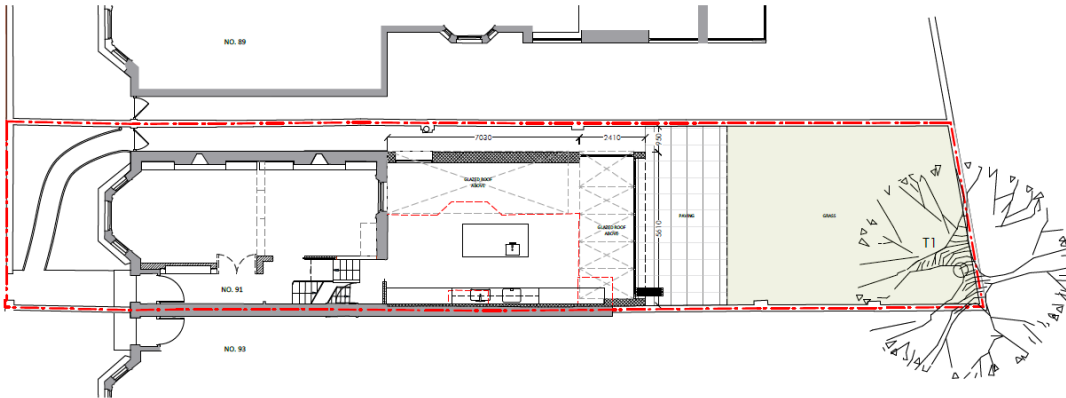
London Plan 2011

The proposed development aims to be in harmony with the character of the existing and neighbouring properties, as well as having no significant adverse effect on the amenity of neighbouring occupiers. The ground floor rear extension does not exceed the length of the ground floor extension of the adjacent property at No. 89. The dormer window maintains a distance of 200mm from the lower eaves of the existing roof and sits below the top ridge of the roof.

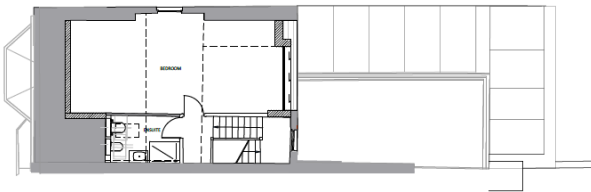
The proposals put forward have been designed to be in keeping with and subordinate to the scale and proportion of the existing building, in line with design recommendations and guidance from Camden Councils policies. They will greatly improve the outlook and functionality of the existing property.

The ground floor extension will not affect the existing street scene as it will not be seen from the street or from other streets forming the remainder of the block namely, Roderick Road and Shirlock Road.

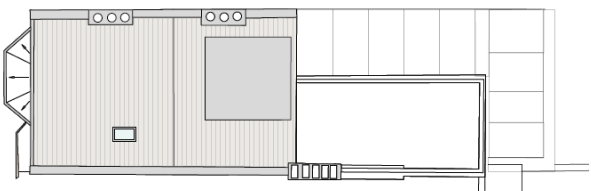
The dormer window extension is of a similar size, scale and appearance to those of surrounding properties on Savernake Rd, Roderick Road and Shirlock Road.



Proposed Ground Floor plan



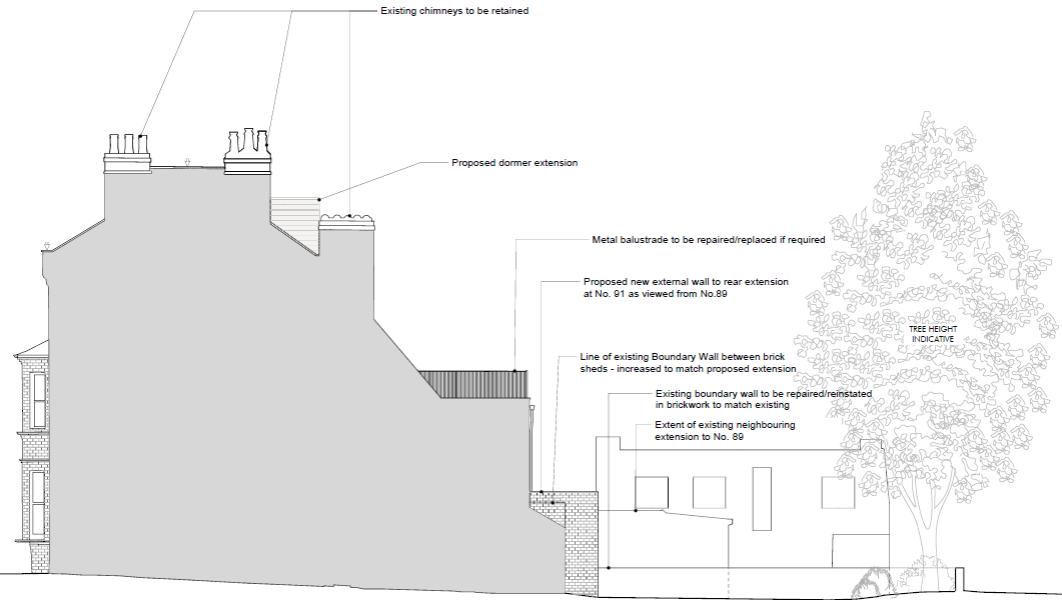
Proposed Third Floor plan



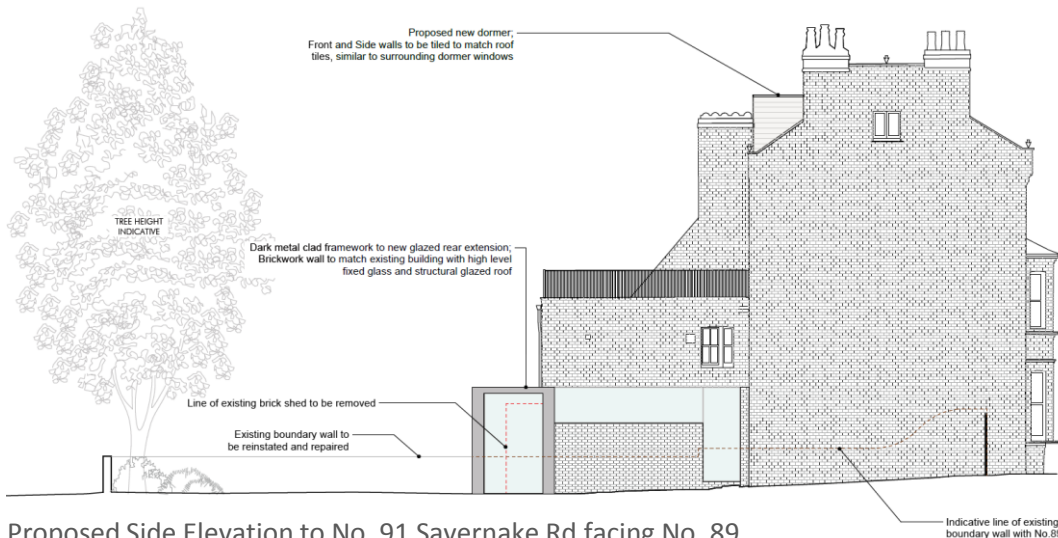
Proposed Roof plan

Design Considerations

1. The new extensions will improve the functionality of the existing building.
2. The proposals do not have an adverse impact on the amenity of the property itself or that of adjacent buildings.
3. It will not be of detriment to the existing street scene and character of the neighbourhood.
4. The construction will be of better quality and include adequate measures for conservation of energy within the building.
5. The ground floor single storey extension is no longer than the adjacent ground floor extension to No. 89.
6. The height and proportions of the extensions are subordinate to scale and size of the original building.
7. The external amenity space remaining at the property will be approximately 120m2. The proposed rear extension will enhance the usability of the garden with level access and larger openings out to the garden.



Proposed Side Elevation to No. 91 Savernake Rd facing No. 93.



Proposed Side Elevation to No. 91 Savernake Rd facing No. 89.

Architectural Precedents



Faceted House, Hammersmith within Conservation area



In considering the design of the proposed extension we have looked at other rear extensions of a similar scale demonstrating high quality contemporary design. These are situated in Conservation areas within Central London and are mostly all extensions to existing Victorian terraced or semi detached homes within a setting similar to that of Savernake Road and Mansfield Conservation Area.

As can be seen in the adjacent images these approved and constructed extensions demonstrate the sensitive use of contemporary detailing and materials such as metal cladding and structural glazing in a manner that both respects and enhances the original building.

Roderick Road, NW3: within Mansfield Conservation Area, Camden



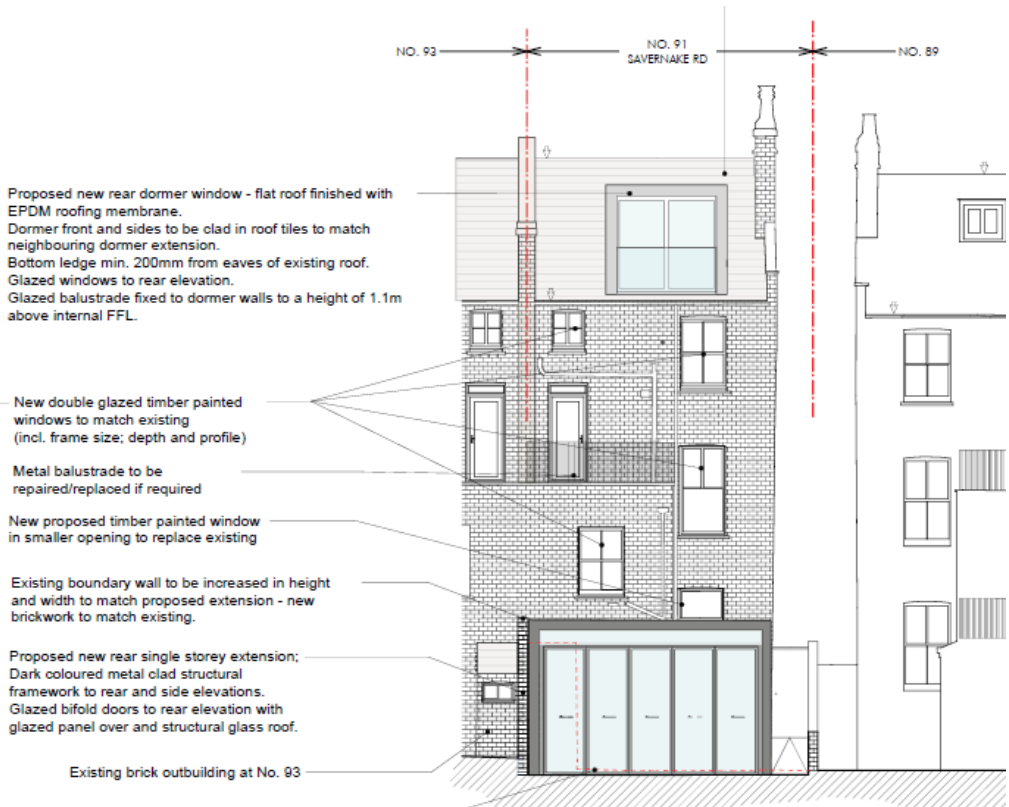
Wedderburn Road, Belsize Park



Proposed Design

The proposed ground floor and dormer extension and refurbishment seeks to create a lifetime home, capable of adapting to the changing needs of a growing family.

The proposal includes a single storey ground floor extension of approximately 24m² to the side and rear of the existing property, as well as a dormer window extension at roof level of approx. 12m³ additional volume (being approx. 2.6m in height, 3.6m in depth and 2.55m in length)



Proposed Rear Elevation to No. 91 Savernake Rd

Single Storey Rear Extension

The side extension will align with the existing flank wall of the original building. This side elevation wall will consist mainly of brickwork to a height of approx. 2.4m with fixed structural glazing above and 2 full height glazed panes of glass. The 2 glazed panel windows are intended to create a visual break between the existing building and the new extension as well as animating the side elevation facing No.89 Savernake Rd.

The rear portion of the extension will project approx. 2.4m from the line of the existing building, following demolition of the existing brick 'shed'.

The roof is proposed to be fully glazed with supporting metal clad steelwork as shown on the roof plan. The roof glazing specification will meet current Building Regulations and maximise daylight into the space.

Dormer Window Extension

The proposed dormer window is in keeping with the scale and size of new dormer windows of neighbouring properties and those in the area. The materials used will be tile cladding to the front and side walls of the dormer to match neighbouring dormers.

Sliding windows are proposed to the dormer with an external frameless glazed balustrade to a height of 1.1m above internal finished floor level.

Materials and Visual Impact

Rear and Side Extension: Brickwork walls facing adjacent properties in brickwork to match existing, powder coated aluminium clad structural framework around rear glazed extension. Structural glazed fixed panes and roof glazing will be frameless with minimal supporting steelwork internally. Code 5 Lead flashings will be used at junctions between new extension roof and existing external walls. Bifold doors will be powder coated to a dark grey colour to match external metal framework.

Dormer Extension: Tiled cladding to walls to match existing roof, Flat roof to be roof felt or EPDM membrane, powder coated aluminium framed glazed sliding windows; double glazed.

Access

The site is currently accessed from Savernake Rd; vehicle and pedestrian access points to the property will remain unchanged.

Impact on Trees

There is an existing Lime tree to the rear of the site which is protected by a Tree Preservation Order. This is marked on plans and will be retained and protected throughout construction works. A Tree survey and report detailing this will be provided as part of this application.

Sustainability

The proposed extension will be in accordance with the councils SPD on Sustainable Design and Construction (2013)

Energy Efficiency

It is proposed to construct the building to a high standard to meet current Building Regulations and thermal requirements. Daylighting and low energy lighting will be used internally where possible.

Renewable Energy

The new extension will be designed to avoid heat loss and therefore save energy.

Recycled Construction Materials

Materials sourced for the building will be from renewable sources where possible. Demolition material will either be recycled off site or crushed to form the base of the new extension if possible. Topsoil will be stripped and stored on site for reuse.

Recycling by Residents

Facilities in the new kitchen and utility will be provided for the occupiers to recycle waste. External bin collection as per Camden Council recycling scheme.

Site Contamination

The site has no historic use which would indicate that contamination is an issue, and is not within a sensitive distance of a known waste tip or other potential source of pollution.

Microclimate

The proposed extension maximises natural daylight and passive solar gain as much as possible, with the upgrading of existing windows to be more thermally efficient.

Landscaping and Planting

The existing garden will be pruned and maintained to encourage biodiversity.

Flood Risk

The site is not located in a flood risk area.