

DESIGN AND ACCESS AND HERITAGE STATEMENT

4 Saversnake Road NW3 2JN



SITE

The application relates to top flat of a semi-detached property on the North side of Saversnake Road. The site is located within the Kings Cross St Pancras conservation area.

AMOUNT AND USE

The development involves:

- Erection of a dormer to the rear elevation of the main roof
- A terrace on the roof of the rear outrigger extension.
- Insertion of three rooflights to the front elevation and one rooflight to the rear elevation.

The proposal makes good use of the roof space without having a detrimental effect on the character of the existing building and surrounding area and has very little impact on the adjoining. The construction will comply with the policy/regulations of energy conservation and sustainability. It is considered that the proposal is appropriate in terms of its form and would not result in material harm to the appearance or character of the surrounding area.

LAYOUT

The flat will change from a two bedroom to a three bedroom flat and the terrace will provide the additional space required by the applicant, whilst not affecting other flats or neighbouring properties.

SCALE

The scale of the proposal will be subordinate to the main volume of the house and the dormer will not be higher than the ridge of the main roof.

LANDSCAPING

No alterations.

APPEARANCE

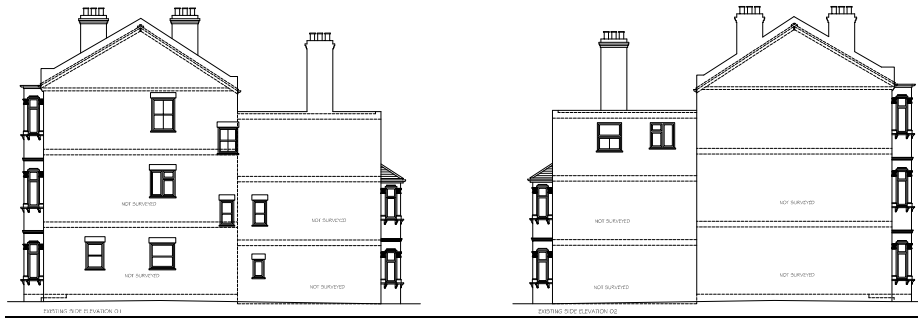
Materials used in the construction will match existing, so as to be sympathetic to the character of the existing building and surrounding area.

It is considered that the proposal makes good use of the land, is appropriate in terms of its form and would not result in material harm or detrimental effect to the appearance or character of the existing building, surrounding area, or the amenities of neighbouring occupiers.

ACCESS

Access will remain as existing.

Existing Elevations



Proposed Elevations

