

DESIGN AND ACCESS REPORT REAR EXTENSION

52 SAVERNAKE ROAD, NW3 2JP

PSSR 7051

MARCH 2019



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CONTENTS

INTRODUCTION

LOCATION 3

GRANTED PLANNING PERMISSIONS 4

CONCEPTUAL DESIGN

REAR EXTENSION PROPOSAL 5

MATERIALITY & GLASS WORK 6

RESIDENTIAL PLATFORM LIFT 7

EXTERNAL ASPECT 8

CONCLUSION 9

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The property is located in London Borough of Camden, under the Mansfield Conservation Area.

Mansfield Conservation Area Appraisal and Management Strategy Document (2008) is been used to support the conceptual design since the beginning, complying with any requirements and aspects of the area.

Al Hallows Church is a grade II listed building from 1918 located near the property which indicates that the facade of the property must remain, to do not interfere with the surrounding aspect of the area.



INTRODUCTION

LOCATION



As part of our research, we have analysed previously granted planning applications to understand what is and is not acceptable in the Mansfield Conservation area.

The central perception for this project is to facilitate access for wheelchair use throughout the whole house along with an appropriate internal renovation and amplification. The client requires this to spend his life happily with his family in this house.

The inclusion of a lift, rear L-shape extension on the ground floor and rear first and second floor rear extension are essential to this project in a way that it will create more area for this family to comfortably habit this property.

These developments will be an important investment that will without any doubt improve the character of the property, not interfering with the preservative conditions of the neighbourhood.



rear extensions on savernake road

INTRODUCTION

GRANTED PLANNING PERMISSIONS

- a ● 24 SAVERNAKE ROAD - 2015/1737/P
- b ● 30 SAVERNAKE ROAD - 2010/4927/P
- c ● 32 SAVERNAKE ROAD - 2018/2890/P
- d ● 38 SAVERNAKE ROAD - 2010/6821/P
- e ● 54 SAVERNAKE ROAD - 2004/5232/P
- f ● 66 SAVERNAKE ROAD - 2010/3825/P
- g ● 100 SAVERNAKE ROAD - 2014/4800/P
- h ● 106 SAVERNAKE ROAD - 2014/6978/P

The extension on the rear of the property is where we can explore a more detailed strategy regarding the fact that the property is located in the Mansfield Conservation Area. We aim to create an inviting and spacious area to meet with this family's requirements.

Sliding doors are a good choice, regards the usage of an electric wheelchair. The idea is to create a 2.8° slope ramp on the side, consequently creating a second point of access for the client.

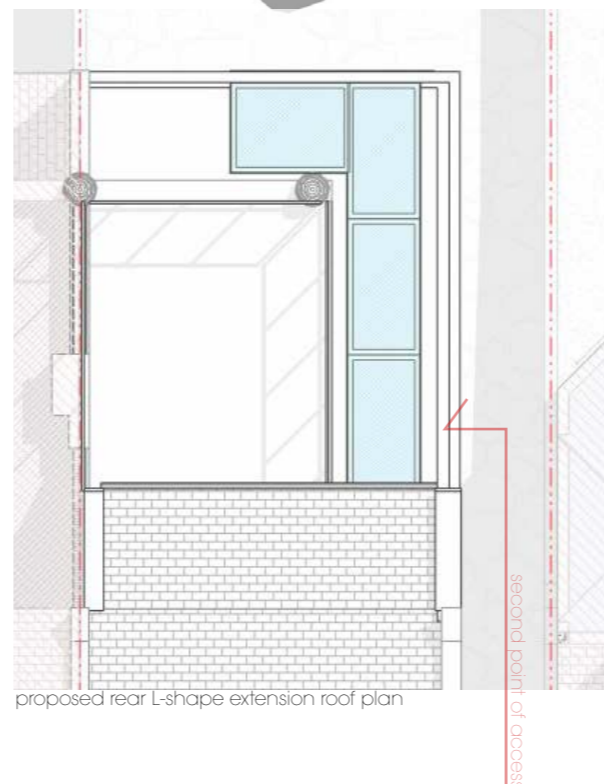
Circulation is one of the main concerns for this project and that is the reason why we are improving this entrance point of the house, through the right side, allowing a wheelchair to comfortably access the property.

Natural light is important in a communal space to provide a sense of connectivity with the exterior. The exposed glazing will not be too evident from the ground floor level considering the party wall and vegetation dividing the properties. The rear of the property is facing north, meaning that the sunlight will be in direct contact with the front of the house, not with the rear, preventing overheating.



CONCEPTUAL DESIGN

REAR EXTENSION PROPOSAL



proposed rear L-shape extension roof plan



proposed rear view



existing rear view



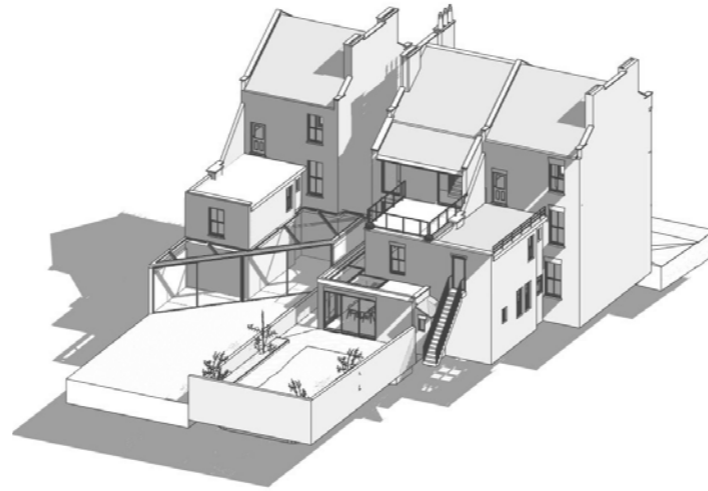
proposed ground floor rooflight window (different dimensions)

A previous planning application for a single storey extension and kitchen renovation was successfully granted for 24 Savernake Road having a really similar aspect to the proposed design for this project in regards to the extension length and internal layout.

As you can see on the existing photos on this page, natural light will be projected directly to the side pathway. Implementing roof light windows on this new L-shape extension would be beneficial in regards to natural light penetration and the pretended modernised aspect of this design.

The adjacent neighbour at 54 Savernake Road uses a glass roof on the whole ground floor extension. We believe this gives us more flexibility in a way that we can propose a similar idea, without necessarily increase the chance of overlooking.

Side windows are required to bring natural light into the internal areas of the property. On the upper floors, we propose translucent glass to cancel the chance of overlooking.



proposed side elevation

CONCEPTUAL DESIGN

MATERIALITY & GLASS WORK



neighbour's rear extension



existing side entrance



proposed residential lift materiality and appearance

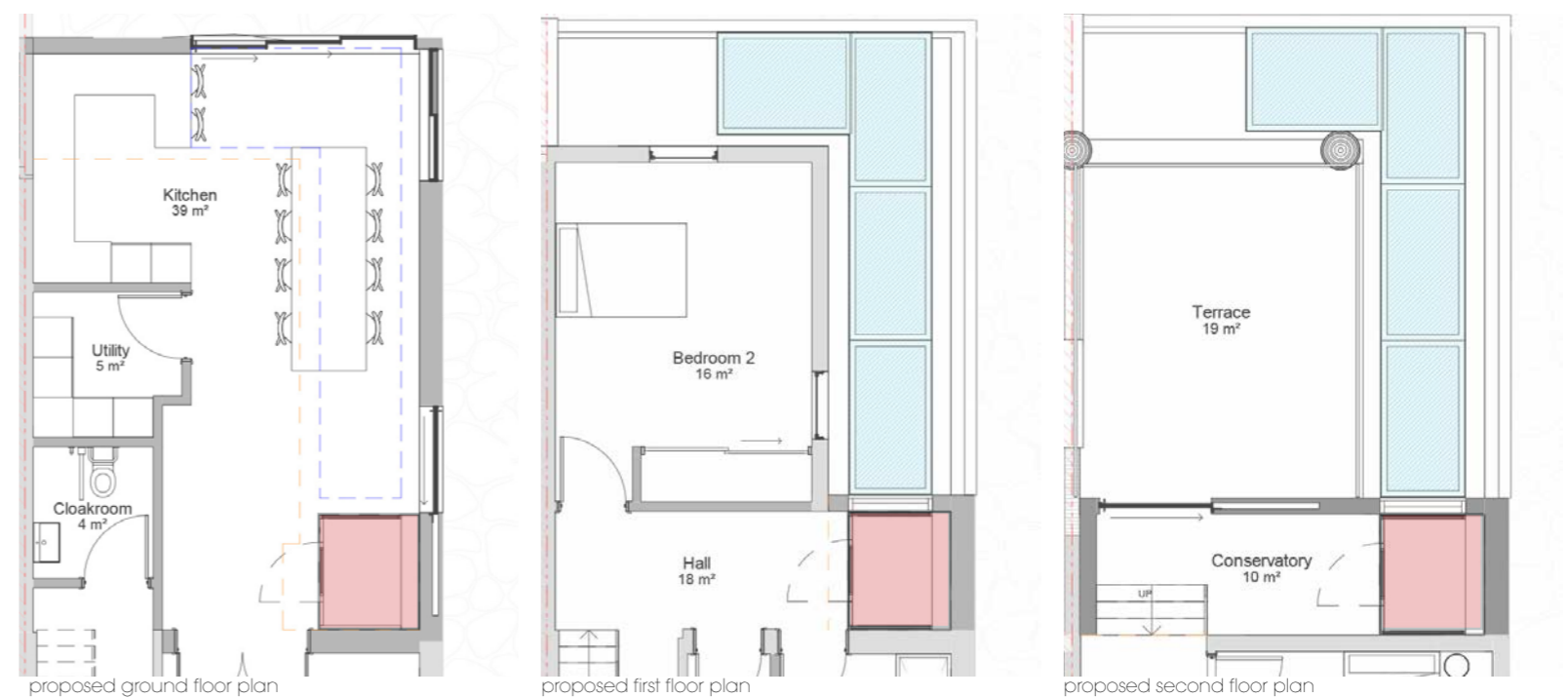
CONCEPTUAL DESIGN

RESIDENTIAL PLATFORM LIFT

A platform residential lift is essential on this proposal and after several attempts of understanding where to place it in a way that it could reach all the properties levels, we concluded that to comply with Part M, placing it next to the rear existing external wall seems to be the correct location.

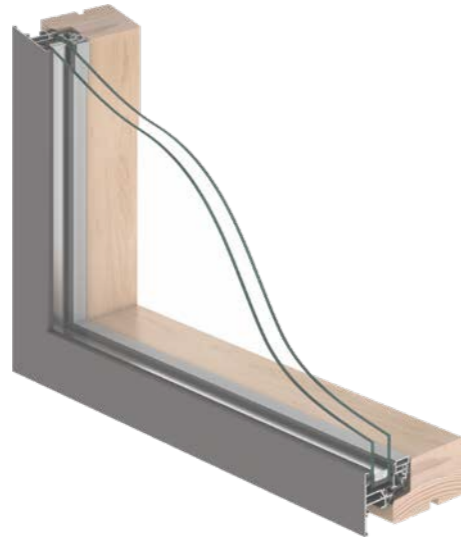
Being near the new entrance point of access for the electric chair to quickly go to the upper floors if needed. Doing so, the second floor will be also easy to access, only with 4 steps from the proposed conservatory and terrace level to the main second-floor level. On number 38 it was proposed a similar second-floor extension which was granted. On this layout, it follows the roof slope and respects the visual limitations of adjacent properties.

The conservatory will use the existing roof continuity and materiality to be discreet and in harmony with the existing property while enclosing the proposed platform lift.





proposed sliding doors (2) & (15)



lift core windows (12)

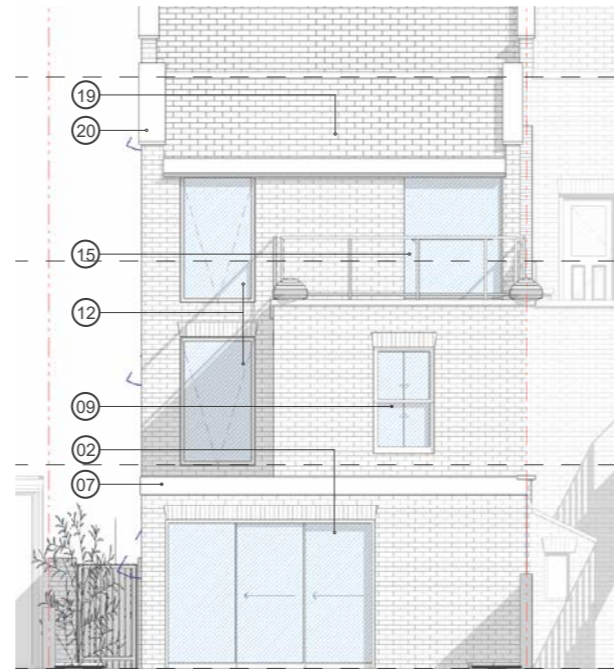
CONCEPTUAL DESIGN

EXTERNAL ASPECT

The kitchen will be the most used space after the conclusion of works, and the area should be open and bright, to provide satisfying moments in the family. The kitchen fittings should be considered with the rest of the house's details like stairs, fenestration, floors and walls.

The result of the sliding doors with the roof light windows would generate an incredible panoramic view facing the garden.

On 32 & 38 Savernake Road the proposed ground floor extension goes slightly beyond the proposed length of the extension for this project.



proposed rear elevation



existing ground floor - kitchen

CONCLUSION

On this proposed design, a residential platform lift is a must considering the client need to use an electric wheelchair. An L-shape rear extension will generate extra communal area space for the family and the first and second floor rear extension will enclose the top level of this lift.

These are decisions that drove the whole project and were carefully decided for us to follow the most accurate guidelines regarding client's objectives without exceeding the design guide requirements of this conservation area.

Following this report, we confirm that we designed efficiently balancing through the needs of our client and the conservation area limitations. We sincerely believe in the positive effect of the proposed design for this family and for Mansfield Conservation Area.

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