

# DESIGN AND ACCESS REPORT LOFT CONVERSION

52 SAVERNAKE ROAD, NW3 2JP

PSSR 7052 - REV B

JULY 2019



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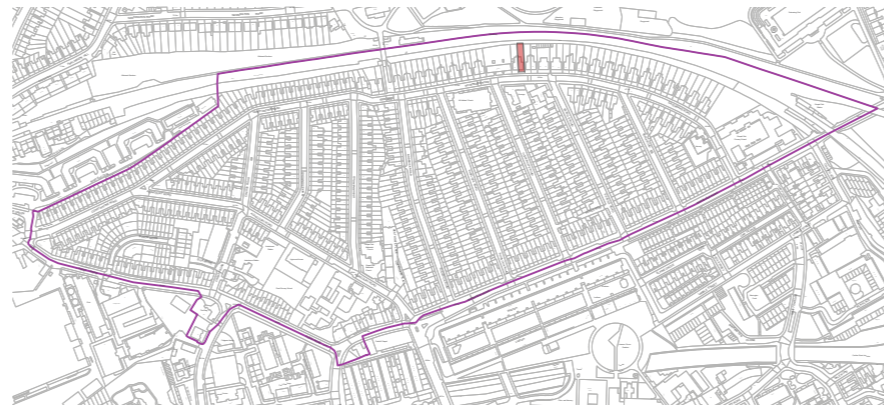
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RIBA   
Chartered Practice

This is a semi-detached property located in London Borough of Camden within Mansfield Conservation Area.

Mansfield Conservation Area Appraisal and Management Strategy Document (2008) have been taken as a proposal basis from conceptual stage to comply with the regulations and requirements in all design aspects.

We appreciate a historic value of the property contributing to the streetscape which consists of Victorian style residential properties therefore the front and the side of the dwelling will remain intact.



## INTRODUCTION

LOCATION



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

The intention of the proposal is to enhance the internal area available and to provide a habitable space in response to the modern family needs.

We believe the contemporary approach will improve the character of the property and will organically fuse into the context of the neighbourhood.

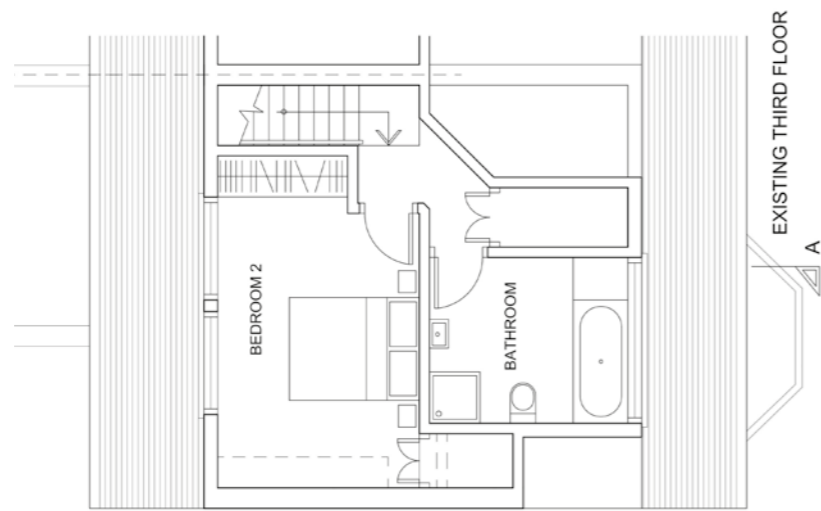


dormers on savernake road

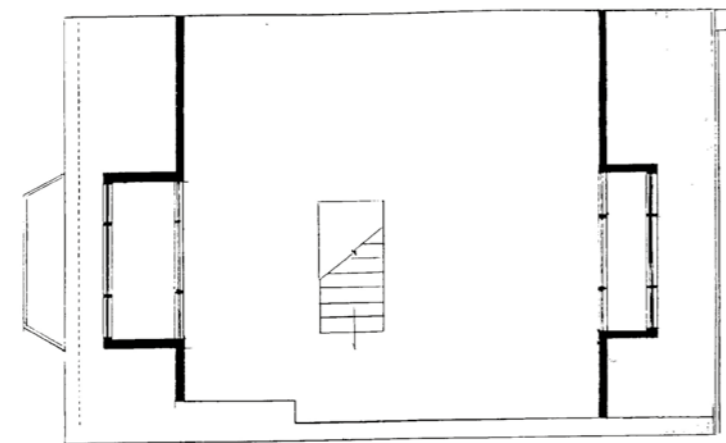
## INTRODUCTION

### GRANTED PLANNING PERMISSIONS

- a ● 10 SAVERNAKE ROAD - 2015/3386/P
- b ● 24 SAVERNAKE ROAD - 2015/1737/P
- c ● 30 SAVERNAKE ROAD - 2010/4927/P
- d ● 32 SAVERNAKE ROAD - 2018/2890/P
- e ● 38 SAVERNAKE ROAD - 2010/6821/P
- f ● 58/60 SAVERNAKE ROAD - 2012/2916/P
- g ● 66 SAVERNAKE ROAD - 2010/3825/P
- h ● 100 SAVERNAKE ROAD - 2014/4800/P
- i ● 106 SAVERNAKE ROAD - 2014/6978/P



56 - 64 savernake road



40 - 44 savernake road



## INTRODUCTION

### PRECEDENTS

Savernake Road has already set a precedence of welcoming environment for various types, scale and mass of extensions and loft conversions, effectively incorporated into its existing assembly of residential architecture.



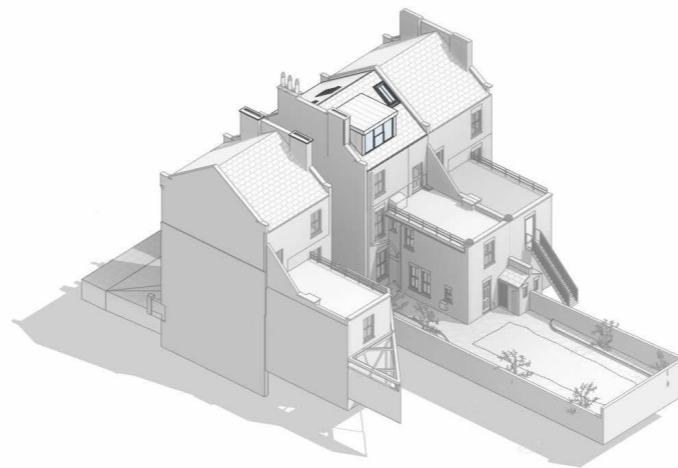
40 savernake road



## CONCEPTUAL DESIGN

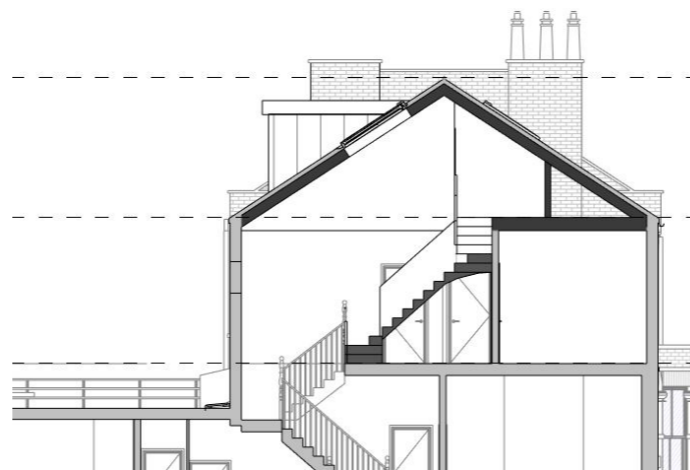
### LOFT CONVERSION PROPOSAL

This proposal aims to make use of the most of the space available in the loft area by adding a decent size dormer to the North side (rear) slope of the roof to create 23m<sup>2</sup> of additional habitable space and providing good view over Hampstead Heath park.



Working towards sustainable passive design the proposal aims to provide natural daylight and ventilation to the new space by introducing two new conservation roof lights to the front roof slope and one conservation roof light to the rear to allow natural light above the new staircase.

Similar proposals for loft conversion have been successfully granted for the properties 10, 32 & 38 Savernake.



loft area



dormer's identical view



existing loft space



window example (not to scale)

Our proposal incorporates modern strategy design within conventional fabric at the rear of the dwelling to improve the quality of life and complement the existing property design.

The new dormer at the rear will not be visible from Savernake Road due to an existing chimney stack and a parapet wall on the side.

Lead cladding for a dormer finish will facilitate slate roof and a brick envelope of the existing building.

North facing proposal at the rear will have no direct sunlight, therefore a larger conservation rooflight was proposed to maximise natural daylight penetration. Additional conservation roof lights on the south roof slope at the front shall effectively supply the inner core of the loft space with heat and direct sunlight.

## CONCEPTUAL DESIGN

MATERIAL AND FENESTRATION



proposed rear garden view



existing rear garden





dormer's proposed materiality with protected glass

The adjacent property, 54 Savernake Road, planning approval for rear and side extensions with glazed roof suggests a design approach flexibility with respect to existing property structure and its neighbourhood.

Taking into account the precedents of various developments on Savernake Road a sympathetic approach has been implemented into the loft conversion with sensible mass, material and colour scheme to contribute to visual quality of the existing property and to complement the surrounding area.

## CONCEPTUAL DESIGN

EXTERNAL ASPECT



proposed roof plan



adjacent property rear and side extension





## CONCLUSION

The proposal for the loft conversion and the rear dormer has been carefully considered to comply with Design Assessment requirements outlined by London Borough of Camden and to reflect the property residents' requirements whilst complementing the neighbourhood within Mansfield Conservation Area.

We believe a small addition to the property by means of loft conversion and a rear dormer will make a positive contribution to the property and the surrounding area.

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