

Design, Access & Heritage Statement

Loft conversion with new dormer



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Introduction

CF.Architects have been appointed to prepare a new design for a loft extension to 52 Savernake Road, London NW3 2JP.

The proposed development will upgrade the semi-detached house, providing a new loft conversion with metal clad dormer to the rear of the house. The proposed development is in line with the Borough of Camden's guidance and is also in line with the local development framework. The design of the extension is in keeping with the existing consented planning application recently determined for the property which will be referred to later in the document.

Locality:

Savernake road is a residential street that runs parallel to Hamstead heath and connects to Agincourt Road to the West and to Mansfield road to the East. The site is easily accessible to local services and to Gospel Oak and Belsize Park stations

Setting:

Savernake Road is an attractive street with large three storey town houses constructed from red brick with white stucco to the street front and stock brick work to the flank and rear elevations. The street is a terrace until the junction with Lisburne Road at which point the buildings become semi-detached houses. The street width reflects the urban grain and allows for on street parking on both sides of the road with space to drive down the centre of the road. As is common with this type of house, the facade comprises a front door with adjacent bay window, which rises until the first floor and at second floor the building is flat fronted. The property is not listed but is within the Mansfield conservation area.

Use:

The house is a single dwelling house (Use class C3) and will remain as such.

Amount:

The house comprises the following areas:

52 Savernake Road-	Existing GIA	=	201.2 sqm
	Proposed GIA	=	230.1 sqm

Layout:

The house comprises of a large front room with adjacent living space, a corridor to the rear kitchen with a stair rising along the party wall in the middle of the semi detached property. As is usual with this type of property the rear section of the house is not full width to allow natural light into the back of the house. The rear part of the property extends to the first floor with a roof terrace accessible from the second floor. This is in line with other houses adjacent to the property.

The proposed layout comprises a new floor to the house, converting the loft space. The roof space is generous and can accommodate a new bedroom room with ensuite bathroom. The proposal includes a metal clad box dormer in line with the consented application.

Scale:

The scale of the proposed extension is in line with other consented schemes on the road as well as with the previously consented scheme for this property.

The previous application (ref: 2019/1338/P) has achieved planning permission for a metal clad box dormer with an increase in volume of 10.82m³.

Analysis of other loft extensions on Savernake road that have been consented suggest that the style and materials are varied with no consistent feel across the street elevation facing the Heath.

10 Savernake Road (2015/3386/P)

24 Savernake Road (2015/7137/P)

30 Savernake Road (2010/4927/P)

32 Savernake Road (2018/2890/P)

38 Savernake Road (2010/6821/P)

52 Savernake Road (2019/1338/P)

Whilst the GPD order 2015 is not relevant as the property is within the Mansfield conservation area, class B.1 states that an increase in volume of up to 50m³ is acceptable and this proposal is well below this amount.

Landcaping:

There will be no landscaping at loft or roof level.

Appearance:

The extension will be clad in zinc with aluminium framed glazing. The overall appearance will be contemporary in feel, whilst being respectful to the existing house, which is in line with the consented application.

The dormer has been designed to be central to the roof to balance the elevation. The overall volume of the dormer is 11.34m³. The proposed dormer is lower than that previously consented and is set back further into the roof plane to make the overall appearance less square and less dominant. The roof lights will be of a conservation type to the street elevation

Access:

Access to the lift is via a new stair. The new loft will not have level access.

Planning History:

There have been previous applications on the property as set out below:

2019/1631/P - Erection of ground floor rear / side extension and rear second floor extension to accommodate internal lift to all floor, fenestration changes on side elevation, and installation of balustrade around 2nd floor roof terrace.

2019/1338/P - Erection of rear dormer and installation of 1 roof light at rear and 2 roof lights at front

Both application have been consented. Application 2019/1631/P

required some negotiation during the process and amended drawings were submitted.

Flood Risk:

This proposal does not increase or change and rainwater run off from the existing house.

Conclusions:

The proposed application is in principle the same as the previous consented application. The primary difference and reason for re-submission is the slight change on design of the roof dormer.

