

**Design, Access & Heritage Statement**

**Ground and second floor rear extensions to 52  
Savernake Road**



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Rev - 00

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Introduction

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

The proposed development will upgrade the semi-detached house and will provide for up to date living spaces with new bathrooms with an access lift to the first floor and roof terrace to accommodate the client's needs. 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	=	201.2sqm
	Proposed GIA	=	230.7 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 kitchen extension that extends North into the garden and East to the outside wall of the main part of the house. This visually retains the appearance of a semi detached house and avoids the enclosing 'terracing effect'. A new access lift allows level access to the first floor and second floor roof terrace.

### 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: 2019/1631/P) has achieved permission for a new lift and associated extension to access the roof terrace. This proposal does not change from the consented scheme. At ground floor the scale of the proposed extension does not change from that already consented.

### Landscaping:

The front forecourt will remain unchanged in that it is used for off street parking. A new permeable surface will be specified and the electric charging point for the car will be relocated to allow the building owner to access the road without having to travel over loose cables in a wheelchair. The back garden will remain predominantly soft landscaped, with a new terraced surface adjacent to the extension.

### Appearance:

The extension will be constructed from stock brick with aluminium framed glazing. The overall appearance will be contemporary in feel, with large glazed doors to the garden and glazing to the side of the extension. The extension will form part of a new accessible entrance.

### Access:

The access to the front of the house remains unchanged. The steps to the front door will remain in line with other properties on the road and in keeping with the conservation area. The front forecourt and side access will be resurfaced to provide a level entrance into the building at the back of the house. A new platform lift will enable level access to the whole of the first floor and second floor roof terrace. There will not be level access to the upper floor of the house.

### 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 require some negotiation during the process and amended drawings were submitted.

### Flood Risk:

The building is within flood risk zone 1. There is no adjacent watercourse. To avoid excess surface water run off, the front forecourt will be permeable.

### Conclusions:

The proposed application is in principle the same as the previous consented application. The primary difference and reason for re-submission is the change in the design of the internal layout and external appearance at ground floor. The proposal is contemporary in feel, whilst being respectful to the house and the conservation area.

