

DESIGN AND ACCESS STATEMENT - 91 SAVERNAKE ROAD, NW3 2LG, LONDON

Project Summary:

The proposed construction of a conservatory on the existing midlevel terrace between the second and first floors.

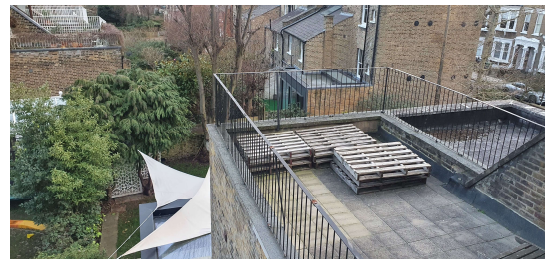
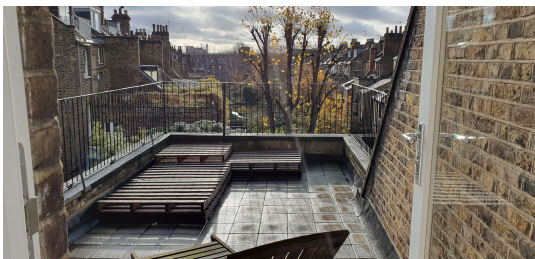
The aim of this application is to refurbish the terrace to make it:

- Completely waterproof, as opposed to the state of disrepair in which it is now;
- Structurally sound (repairing the leaks it is subject to at the present time);
- Appropriate to satisfy the needs of a modern family;
- Enhanced by the presence of a high quality, sustainable and energy efficient room.

The site is situated within the Mansfield Conservation Area in the vicinity of Parliament Hill and Hampstead Heath. Savernake Road is a residential street of mainly terraced and semi-detached Victorian properties and the All Hallows Church. It forms part of a residential group of streets including Constantine, Shirlock, Roderick and Rona Road. The majority of properties on the street are three-storey terraced or semi-detached houses with flat fronted elevations, bay windows at ground and first floor level, original two-storey part width rear projections with roof terraces over and

original chimneys which are a prominent feature of the roofscapes.

It is on said rear-facing roof terrace that the applicants wish to erect a thermally efficient glass room to be used primarily during daylight hours, which will not impact on the neighbours through light pollution. Additional use of blinds should not be necessary. The proposed development aims to be in harmony with the character of the existing and neighbouring properties, as well as having no significant adverse effect on the amenity of neighbouring occupiers.



Existing terrace at 91 Savernake Road, NW3 2LG

Proposed Design:

Being completely rear-facing this extension will not be visible from any of the adjacent roads and as such will not be of detriment to the existing street scene and character of the neighbourhood.

The proposals shown on the drawings forming this application are intended to add a comfortable reading room for the lifetime home of this modern family, who are now finding that this beautiful south-facing terrace is otherwise never used. The intention is to use modern materials and design, identical to those used at ground floor level, with works carried out by the same manufacturer and installer, that will enhance the existing and original character of the building.

This proposal is in keeping with the pattern of development of neighbouring buildings, some of which feature the exact same types of development on their historic terrace structures. In particular, numbers 95 and 97 Savernake Road have a very comparable structure to the proposed item in this application, aside from them being made of bricks. The most similar structure of all is that found at 53 Shirlock Road, however this appears to be made of wood with glass panels, like more traditional ground floor conservatories. This is in addition to all the terrace extensions found at 52c, 47, 43, 41, 39, 34 Roderick Road, 25 and 17 Shirlock Road and various other local addresses.



The existing terrace structure at 53 Shirlock road



The existing terrace structures at 95 and 97 Savernake road



The existing brick terrace structure at 17 Shirlock road

In putting forward the design proposals consideration has been paid to the following development policies:

CS14 Promoting high quality places and conserving our heritage

DP24 Securing high quality design

DP25 Conserving Camden's heritage

Camden Planning Guidance: Home Improvements CPG January 2021

The proposals put forward have been designed to be in keeping with and subordinate to the scale and proportion of the existing building, in line with design recommendations and guidance from Camden Councils policies. They will greatly improve the outlook and functionality of the existing property.



Computer-generated simulation of the proposed terrace structure at 91 Savernake road, NW3 2LG.