



DESIGN AND ACCESS STATEMENT FOR
SINGLE STOREY REAR EXTENSION

Ground floor flat, 89 Savernake Road
LONDON
NW3 2LG

PROJECT P-21049-F

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Planning permission is sought for the erection of single storey ground floor rear and side extension, following the demolition of existing conservatory.

1 DESCRIPTION OF PROPERTY

The property is located on the West part of Uxbridge Road, London, NW3. No. 89 is a semidetached property converted into flats. The project affects only the ground floor flat, whereas the upper 2 flats remain intact.



The surrounding area is mainly residential. The site is rectangular in shape, and it is accessed from Savernake Road, a street with access for pedestrians and vehicles

The properties in this street have numerous alterations and extensions approved by Camden Council over the years. Some of those examples are described in this same document.

The proposal intends to be subordinate to the main building, and be respectful with the surrounding area, by following other examples of extensions approved by Camden Council.

The building to which this application relates, is not a listed building or a locally listed structure. It lies within Mansfield Conservation Area within Gospel Oak which is located between Hampstead, Maitland Park and Kentish Town on the edge of Hampstead Heath.

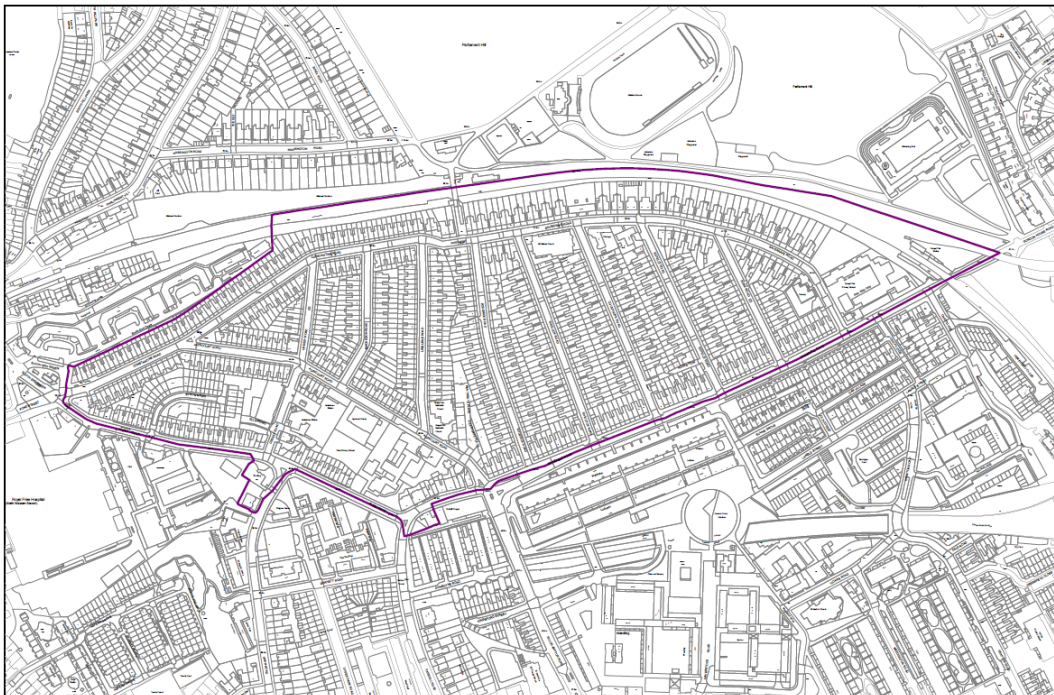
CONSERVATION AREA:

The conservation area is an elongated diamond shape with through-roads running from east to west along the northern and southern boundaries, and shorter roads running from north to south on a loose grid pattern.

The Mansfield Conservation Area boundaries are Parliament Hill and the London Overground North London Line to the north, Gospel Oak Station to the east, and Fleet Road and Mansfield Road to the south. The area bounded by Roderick, Savernake and Mansfield roads was formerly part of the Manor of Tottenham. House building started in 1879 and by 1882 the whole of the north side of Mansfield Road, including 10 shops and Shirlock and Roderick roads had been completed. Rona, Courthope, Estelle and Savernake roads followed, the last named being completed in 1899.

The majority of residential properties within this sub area conform to one basic plan form and period of development. The main building type is the three-storey house, without basements, which generally forms part of a terrace, although there are some examples of semi-detached properties on Savernake Road.

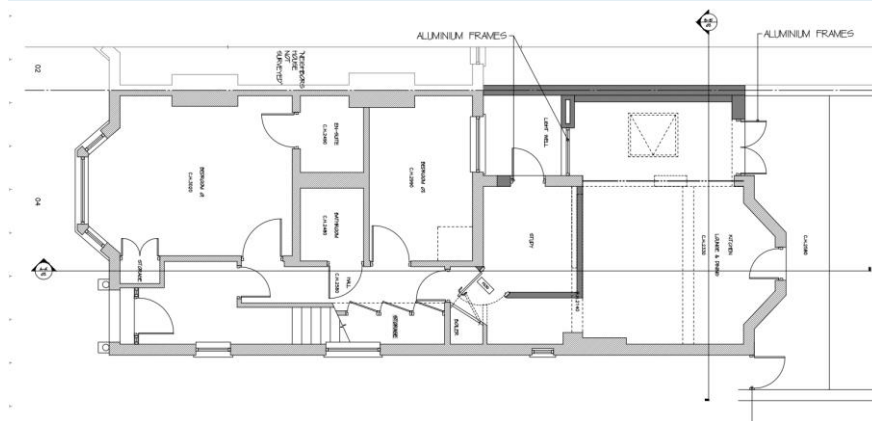
The buildings are flat fronted with a projecting bay window over two storeys, recessed paired entrance doors, visible pitched roofs and prominent chimney stacks and party walls, and original two or three storey part width rear extensions.



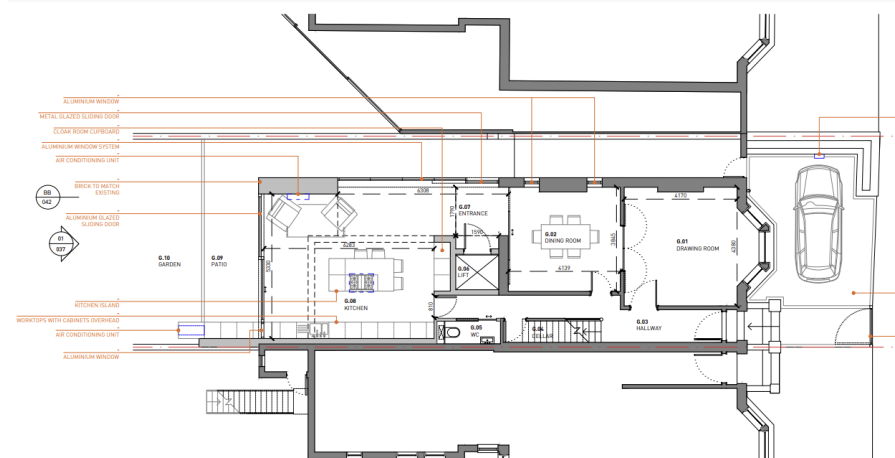
2 SIMILAR PLANNING APPLICATIONS

There are other properties with approved planning applications related to ground floor rear and side extensions in the same area.

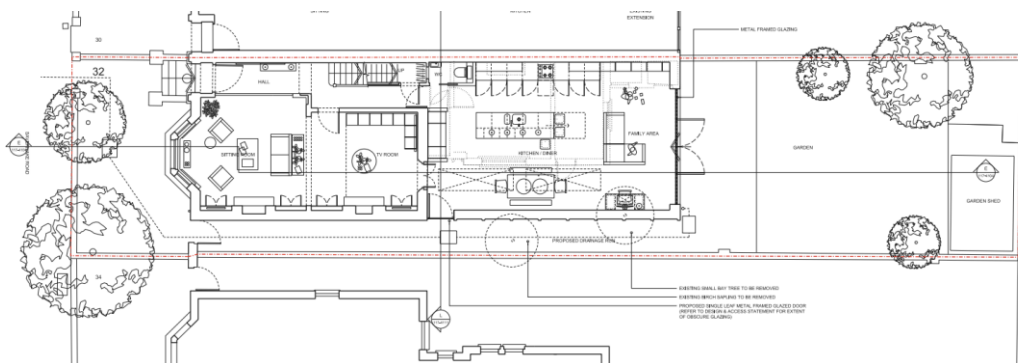
2021/0901/P	Flat Ground Floor 4 Savernake Road London NW3 2JN	Erection of a single storey infill extension to the rear at ground floor level.	FINAL DECISION	30-03- 2021	Granted
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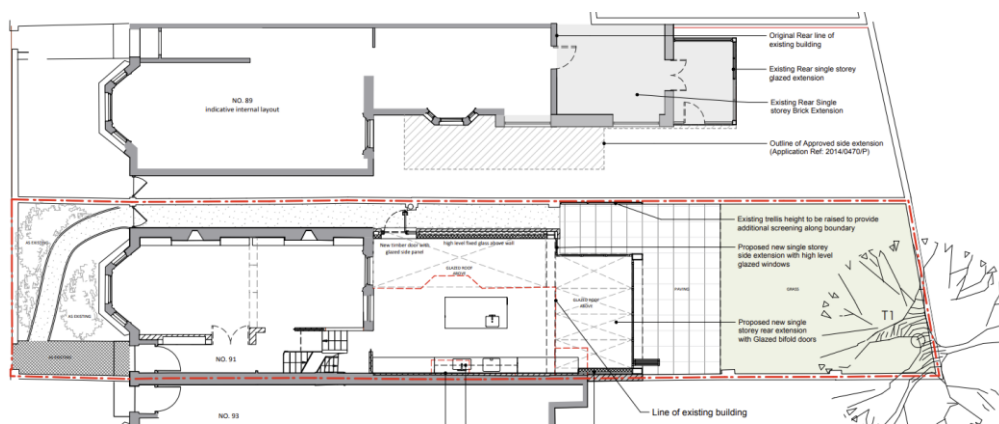
2020/1778/P	52 Savernake Road London NW3 2JP	Erection of ground floor rear/side extension and rear 2nd floor rear extension to accommodate internal lift to all floors, fenestration changes on side elevation, and installation of balustrade around existing 2nd floor roof terrace	FINAL DECISION	01-06- 2020	Granted
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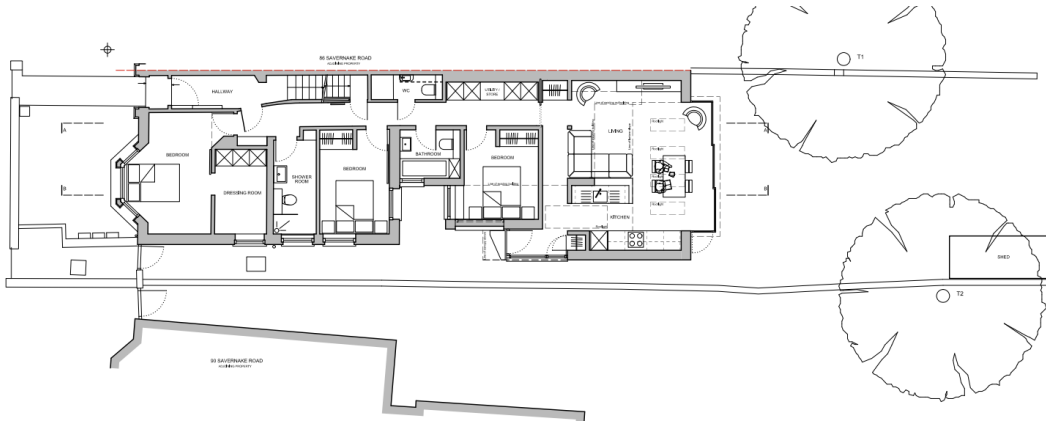
2018/2890/P	32	Erection of a single storey wraparound extension to the rear elevation at ground floor level a single storey rear extension on the outrigger at second floor, extension of existing rear dormer, installation of roof lights and alteration to the fenestration to the front and rear elevation all associated with the use as residential dwelling.	FINAL DECISION	22-06-2018	Granted
	Savernake Road London NW3 2JP				



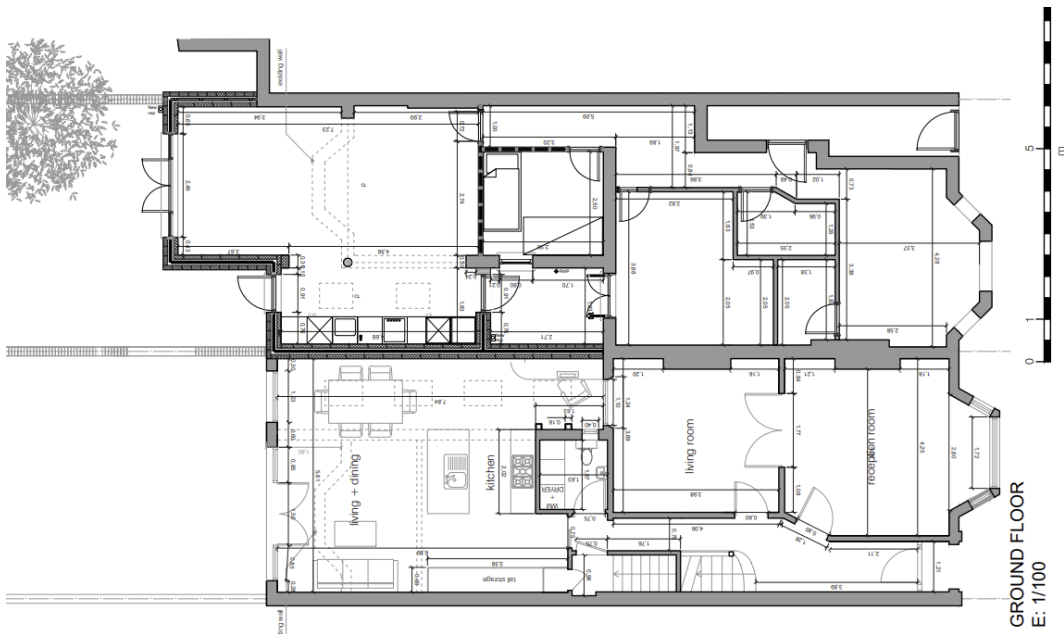
2017/6326/P	91	Erection of single storey rear/side infill extension and rear dormer roof extension; and other external alterations	FINAL DECISION	08-12-2017	Granted
	Savernake Road LONDON NW3 2LG				



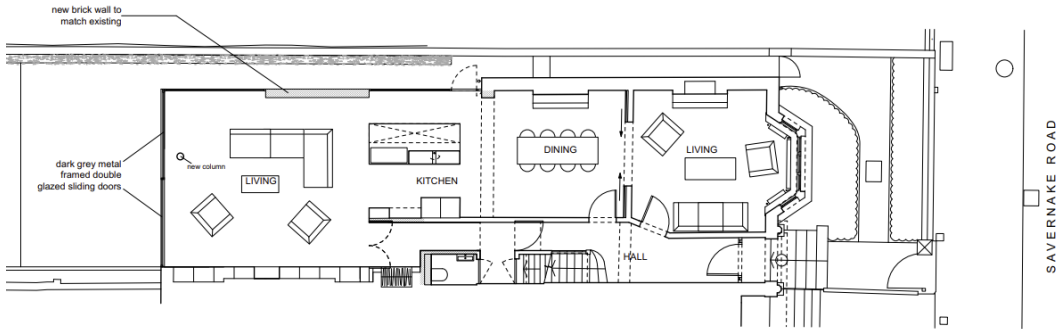
2017/5272/P	88 A Savernake Road LONDON NW3 2JR	Erection of single storey side/ rear extension to ground floor flat (C3)	FINAL DECISION	23-10- 2017	Granted
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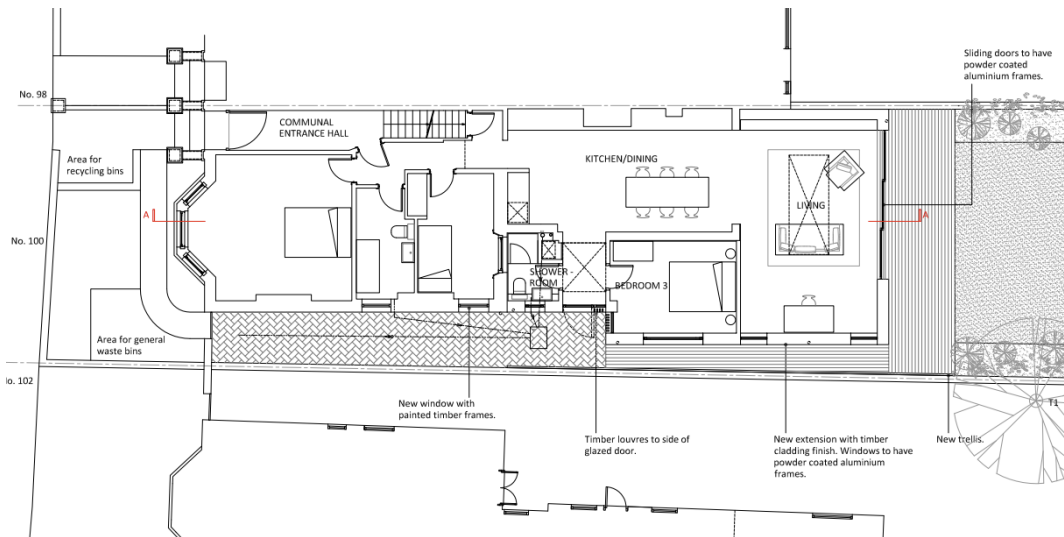
2016/4146/P	12 & 14 Savernake Road London NW3 2JP	Erection of single storey side/rear infill extensions at 12 & 14 Savernake Road.	FINAL DECISION	04-08- 2016	Granted
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2015/7137/P	24	Single storey rear extension			
	Savernake Road London NW3 2JP	following demolition of existing. Alterations to fenestrations including the addition/replacement of rooflights to the rear.	FINAL	21-12-	Granted
			DECISION	2015	



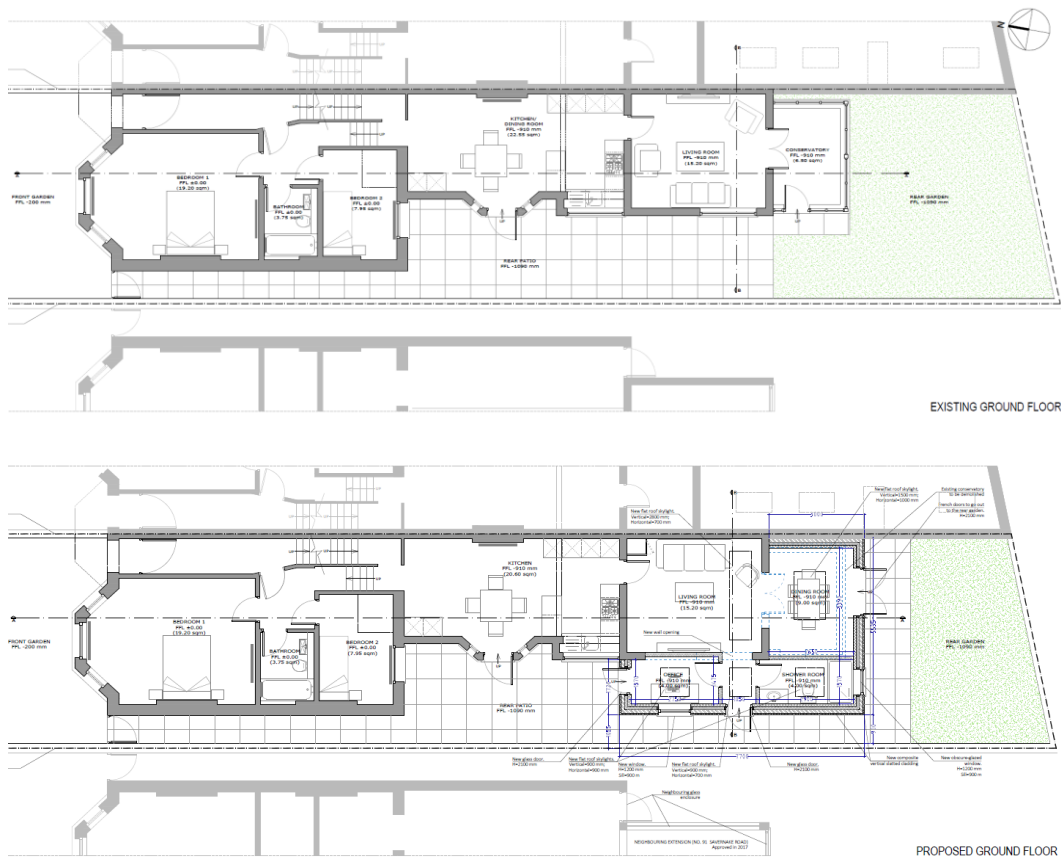
2014/1763/P	100	Erection of a single-storey			
	Savernake Road London NW3 2JR	rear extension at ground floor level rear plus rooflights, including new single window on east elevation to main building, to existing self- contained flat (Class C3).	FINAL	13-03-	Granted
			DECISION	2014	



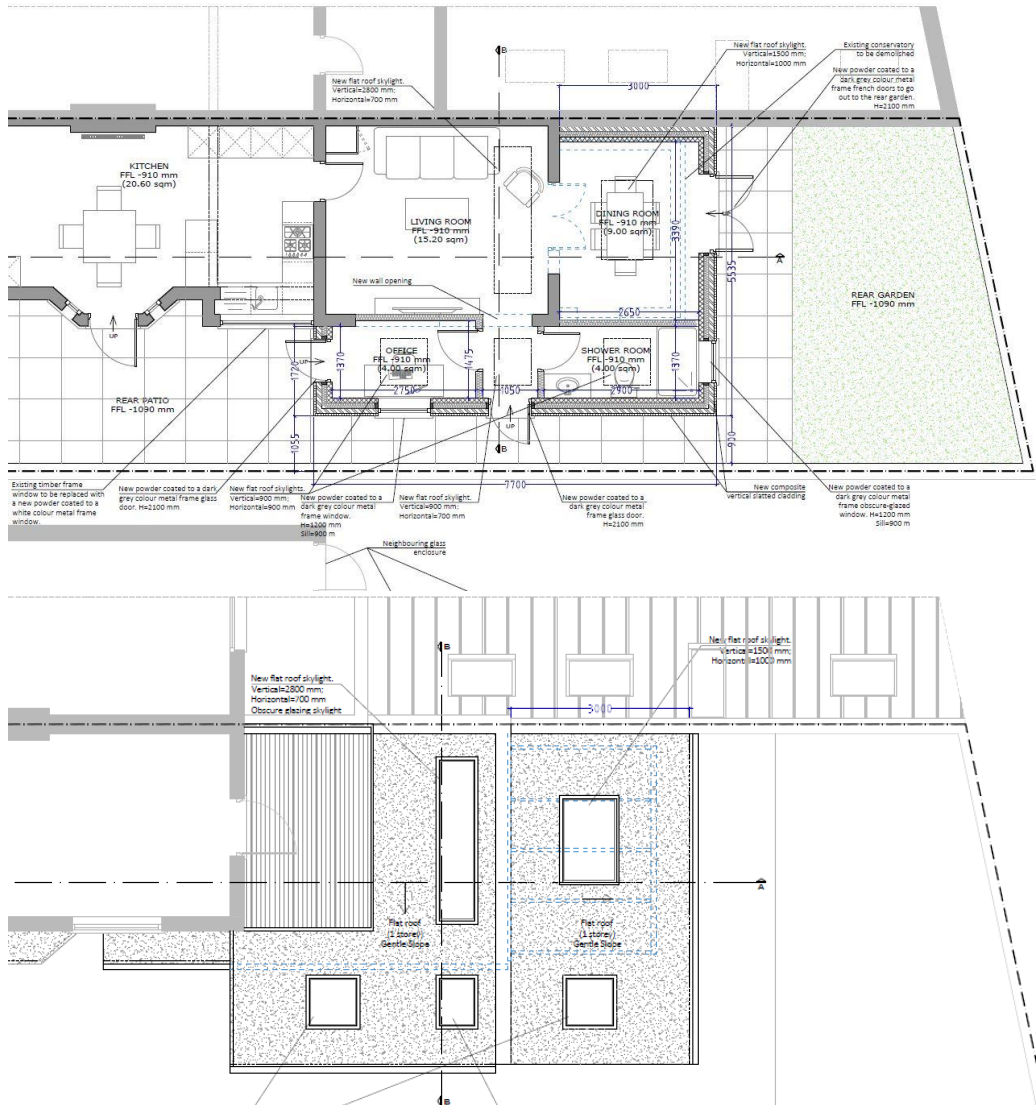
3 PROPOSAL

Planning permission is sought for the erection of a single storey side and rear extension to the rear of the ground floor flat at No. 89, including the installation of skylights and french doors to the rear garden.

The extension will be subordinate to the main building and it will be one storey in height. The ground floor flat contains an existing rear extension and conservatory, and it was slightly extended to the side many years ago. The existing conservatory is of poor quality and low energy efficiency due to the nature of the materials used and the amount of glass.



The part of the roof that covers the existing extension attached to the kitchen will remain unaltered. A skylight will be added to provide more light to the ground floor flat living room.



The existing conservatory will be completely replaced with a new brick wall extension as shown in the drawings.

The existing side alleyway and access to the side patio from the kitchen through a bay window will remain unaltered, as the extension is proposed to be on the side of the existing one (existing living room). A side alleyway/access to the rear part of the garden is proposed as part of the proposal.

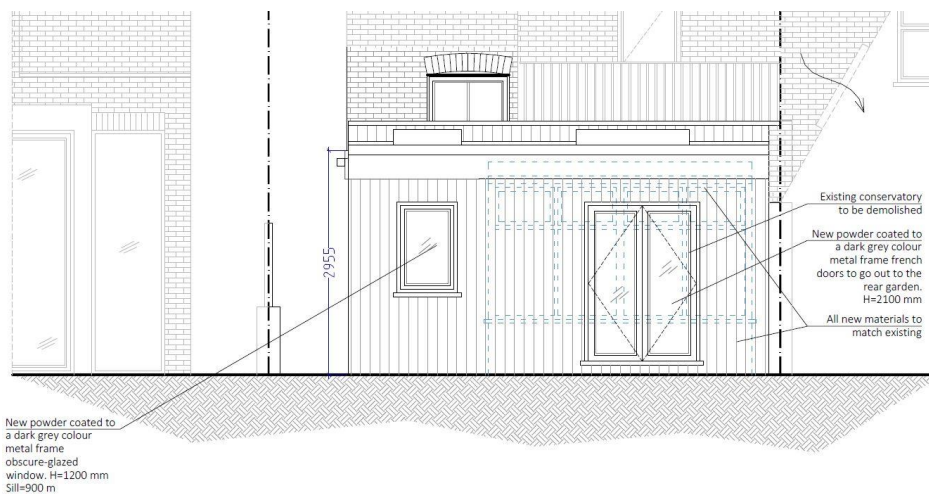
The side patio and rear garden will be of enough size and proportions to be used by the occupiers of the ground floor flat.

None of the existing windows will be blocked, apart from the living room window which is proposed to be replaced with a patio door and 2 new skylights.

All new windows and external doors to have powder coated to a black colour metal frame.

The new construction replacing the conservatory will have a flat roof with skylights matching the proposed side extension.

Both extensions will be clad in black-colour slatted panels, to give a discreet and contemporary look at the same time as it is sympathetic with the existing building and the approved contemporary glass extension at No. 91.



(Reference image for external cladding).

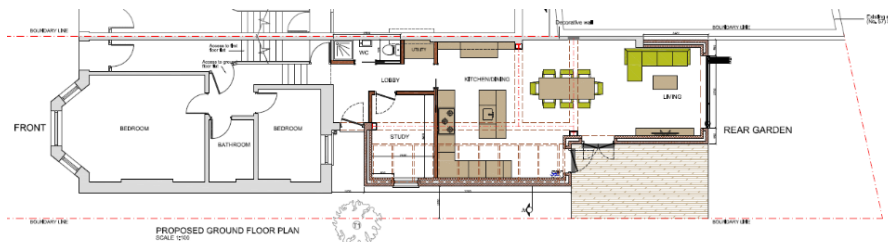
The height of the proposed extension at No. 89 will not be higher than the existing living room extension and it will not block any neighbouring window. It is important to highlight that No. 57 Shirlock Road (perpendicular to Savernake Road) shows 3 windows on a mansard style wall, facing No. 89 Savernake Road, and those windows will not be affected by the proposed extension, given that the new extension replaces the existing conservatory, which is already far lower than those windows. Furthermore, the replacement of a conservatory with a more opaque extension will create more privacy both for the occupants of No. 89 Savernake Rd and for the occupants of No. 91 Savernake Rd.

PREVIOUS APPROVED PLANNING APPLICATIONS:

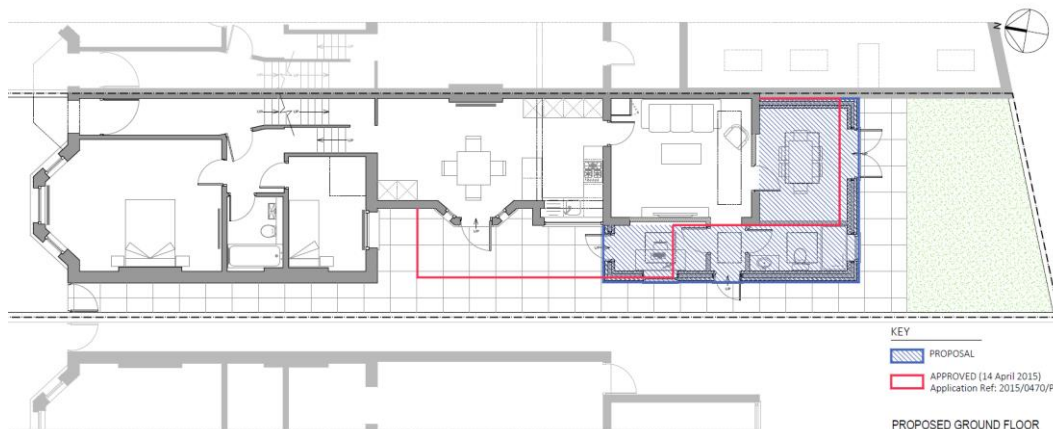
There are some previous planning applications approved by Camden Council for No. 89 Savernake Road (Ground floor flat).

The ones related to ground floor extensions are the following:

8401173	89 Savernake Road NW3	Erection of a single storey rear extension to the ground floor flat as shown on drawings No.8411WD1 2 & 3 revised on 6th August 1984.	FINAL DECISION	08-08-1984	Grant Full or Outline Planning Permissn.
2006/1319/P	89 Savernake Road London NW3 2LG	Erection of a single storey conservatory to rear of ground floor flat (Class C3).	FINAL DECISION	03-04-2006	Granted
2015/0470/P	Ground Floor Flat 89 Savernake Road London NW3 2LG	Erection of single storey ground floor rear and side infill extensions following demolition of existing rear extensions.	FINAL DECISION	13-02-2015	Granted



This last one proposed a similar extension (replacement of conservatory and side extension to the ground floor flat), and it was approved in 2015. The permission expired and it is now the intention of the applicant to propose a similar extension that matches the approved one in size and appearance, but with a slightly different position and internal layout.



We believe this new application leaves a larger area of paved patio associated to the kitchen and dining use, and a proportionate green and garden space at the rear.

The area of the new proposal is the same as the approved in 2015 (same length of the side extension and replacement of conservatory). It has a limited number of windows and the ones facing the side alleyway will be of frosted glass in order to respect the privacy of No. 91 (which already has large size glass openings facing No. 89 from their previously approved extension).

ACCESSIBILITY:

The existing front gate and front façade of the building, facing Savernake Road will be retained as existing, and the proposed extension will not be seen from the public road.

Access to the property will therefore be the same, and only the new patio doors and access to the side extension will be added, without interfering with the normal and current access to the building and in particular to the ground floor flat. This street benefits from pedestrian and vehicular access with pavements on both sides and two way road.

4 PICTURES



Front of No. 89.



Rear view of No. 89.



Inside of existing conservatory.



Side of existing ground floor flat existing extension and conservatory.



Side elevation of No.57 Shirlock Road.



Side elevation of existing outrigger above the ground floor flat.