

# **HERITAGE STATEMENT**

**28 SAVERNAKE ROAD, NW3 2JP**



## **SITE**

The application relates to top flat of a semi-detached property on the North side of Savernake Road. The site is located within the Kings Cross St Pancras conservation area.

## **DEMOLITION WORK**

The proposal consists of minor alterations to the existing converted attic by inserting two conservation Velux windows to the front façade and two to the rear .

## **AMOUNT AND USE**

The development involves:

- Alterations to the existing converted attic.

The development involves internal amendments to an existing loft conversion comprising of a rear dormer. The external alterations will only involve the insertion of two new conservation style Velux windows to the front elevation and two to the rear. It is considered that the proposal is appropriate in terms of its form and would not result in material harm to the appearance or character of the surrounding area, or the amenities of neighbouring occupiers. This is a small variation of the original approval

## **LAYOUT**

The flat will not change and will remain as 3 bedrooms flat.

## **SCALE**

The scale of the proposal will be subordinate to the main volume of the house and the Velux windows will match others approved in the vicinity.

## **LANDSCAPING**

No alterations.

## **APPEARANCE**

Materials used in the construction will match existing, to be sympathetic to the character of the existing building and surrounding area. It is considered that the proposal makes good use of the land, is appropriate in terms of its form and would not result in material harm or detrimental effect to the appearance or character of the existing building, surrounding area, or the amenities of neighbouring occupiers.

## **ACCESS**

Existing access to the property is unaffected.