

ALTERATIONS TO

41 Savernake Road
LONDON
NW3 2JU

DESIGN AND ACCESS STATEMENT

BY OPEN LONDON

OCTOBER 2022

R1

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1 EXECUTIVE SUMMARY

This document forms part of a planning application for alterations to the property at 41 Savernake Road.

The proposals involve:

- Partial demolition of existing Utility/WC extension.
- Minor increase in width to portion of retained extension (approx 450mm width increase), reconfiguration of balustrade and insertion of contemporary glazing.
- Insertion of doors to rear bay and of window to existing rear door opening at ground floor.
- Insertion of door to adjusted first floor rear opening.
- Insertion of door to existing rear opening on existing stairs half landing.
- New conservation style rooflight to rear roof slope.
- Minor internal alterations.

The proposal aims to improve the property through the proposals, which we feel will result in a family dwelling that will meet the needs of the current and any future occupiers.

The alterations seek to provide aesthetically sensitive proposals to the existing dwelling and provide a flexible and sustainable future for the property.

2 SITE ANALYSIS

The property is located on Savernake Road, just south of Hampstead Heath and not too far from the footbridge that accesses it. The site has good public transport links being close to Gospel Oak overground station, with direct services towards Central London and it also, like much of London, benefits from a good bus network.

The property is situated within the Mansfield Conservation Area. There are no Article 4 directions in place and the house is not listed nor shares a boundary with a listed building.

The property is a predominantly 4-storey and is a semi-detached, Victorian, single family dwelling house with small cellar. It is thought to have been constructed circa 1870 and with a more modern, rear single- storey extension. The front elevations are of soft red brickwork, whilst yellow London stock has been used to the sides and rear. Windows are generally painted timber. The flat roof elements to the rear have historically been used as terraces and there is also a lead clad dormer to the rear roof slope.

2.1 HIGHGATE CONSERVATION AREA

The property is situated within the Mansfield Conservation Area.

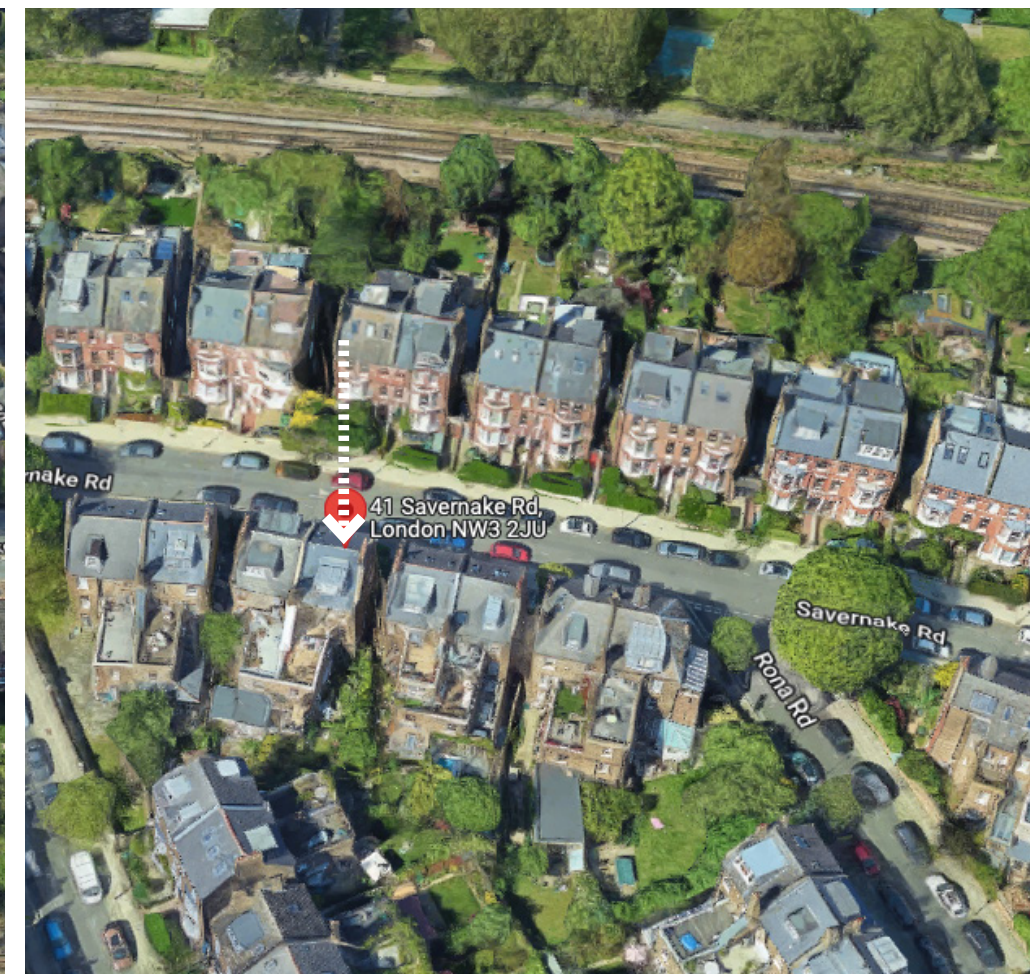
"The Mansfield Conservation Area can be divided into 2 sub areas of distinctly different character. Sub area 1: Fleet Road runs from west to east, it is a busy, one way road, urban in character which contains commercial premises and retail units mixed with residential properties: Sub area 2 is predominantly residential in character and is laid out on a loose grid pattern with long roads running from east to west and shorter roads running from north to south."*

The property is situated in Sub Area 2, towards the north of the Conservation Area.

"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. The quality and variety of materials and level of detailing applied to each terrace gives an indication of its original status within the hierarchy of the estate."*

** As per Mansfield CA appraisal document provided by Camden.*



SITE AERIAL PHOTOGRAPH



Clockwise from top left: View from street. View of rear. Rear utility proposed part demolished. Rear door proposed window. Rear bay proposed doors. View of rear.

4 THE BRIEF & PROPOSAL

We understand that the current building was previously owned by the same family for in excess of 30 years and limited modernisation occurred within that time. Some alterations that have been undertaken internally appear unsympathetic. In addition the Kitchen does not benefit from a clear visual or physical connection to the rear garden. The property, like many in the area, benefits from two external terraces to the first and second floors [these have been in situ for in excess of 10 years - CoL existing use application confirming as such submitted to the Local Authority and appended to the rear of this document]. The access to these terraces is through the existing window openings.

The applicant's brief was to enhance the kitchen and its connection to the rear garden, as well as to improve access to the existing terrace spaces and restore/remove some of the unsympathetic internal alterations. Thereby providing a flexible and sustainable space for the family.

Partial demolition of existing Utility/WC extension. Minor increase in width to portion of retained extension (approx 450mm width increase), reconfiguration of balustrade and insertion of contemporary glazing.

To improve the connection of the Kitchen area to the rear garden it is proposed that the non-original single storey rear extension is part demolished and the utility relocated to the existing basement. It is also proposed to extend the width of the remaining extension element by approximately 450mm to create a more usable space. As part of this, the existing balustrade to the terrace formed by the extension's flat roof will be adjusted to suit the new footprint. Partial demolition and extension of the Utility allows for a contemporary glazed corner to be added, giving a direct physical and visual connection between the kitchen and rear garden.

Insertion of doors to rear bay and of window to exg rear door opening at ground floor.

By utilising the existing bay at the rear to house traditional style timber french doors, the physical and visual connection to the garden is further increased and access is further improved. In addition the WC is proposed relocated to directly off the hall by inserting a window where the current back/side door is and creating a small cloakroom to this location.

Insertion of door to adjusted first floor rear opening.

It is proposed that access to the first floor rear terrace is improved by dropping the current cill height and inserting opening-in double glazed timber french doors. These would be in a traditional style with detailing to match the current glazing.

Insertion of door to existing rear opening on existing stairs half landing.

It is proposed that access to the second floor rear terrace is improved by inserting an opening-out single leaf glazed timber doors. This would be in a traditional style with detailing to match the current glazing, including the existing stained glass elements. There is precedent for this in the neighbouring properties.

New conservation style rooflight to rear roof slope.

A single modest conservation style rooflight is proposed to the rear rooflight to provide natural light and ventilation to the existing shower room. This will sit flush and would be allowable under Permitted Development, but for ease is included within this application.

Minor internal alterations.

Several minor internal alterations are proposed, including removing the unsympathetic partition to the main entrance hall, as well as the en-suite to the second floor bedroom to restore the original room proportions.

5 ACCESS

The main property access and entrance remains as existing.

Access to the existing rear garden will be via the newly proposed sliding doors and timber french doors. Levels will remain as existing.

Access to both the first and second floor terrace is improved by the proposals.

Any new proposed access will comply with current part M of the Building Regulations.

5.1 PARKING

Parking arrangements remain unaltered by the proposal.

6 MATERIALITY

The use of materials has been carefully considered in the design process and final proposals.

The glazed doors proposed to the rear extension at ground floor level will be high quality PPC Alu glazed doors and will allow for a direct connection to the rear garden.

Elsewhere new windows and doors are proposed traditional timber style with detailing to match the existing.

Where the existing elevation is affected by the partial demolition of the utility, bricks to match existing will be used to make good the works.

The rooflight to the rear roof slope is to be conservation style.

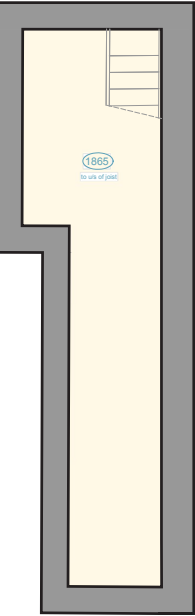
7 SUMMARY

We feel that the proposed alterations are modest and enhance the property whilst also complimenting the existing aesthetic of the dwelling.

We feel that the proposals do not harm the character of the area or the host or neighbouring dwellings.

The materiality proposed has been designed to be sympathetic to the site and so further protecting the integrity of the property and site.

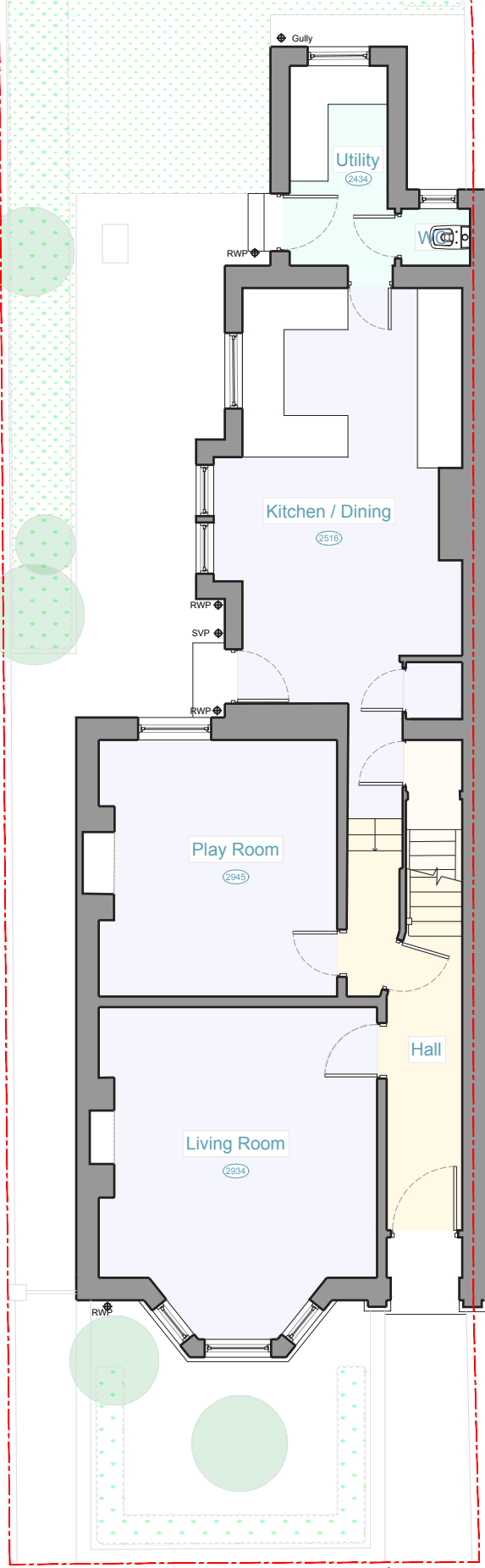
We trust that the above will allow the Local Authority to conclude that the scheme is acceptable in terms of planning, design and conservation, and will be minded to grant planning consent under its delegated powers.



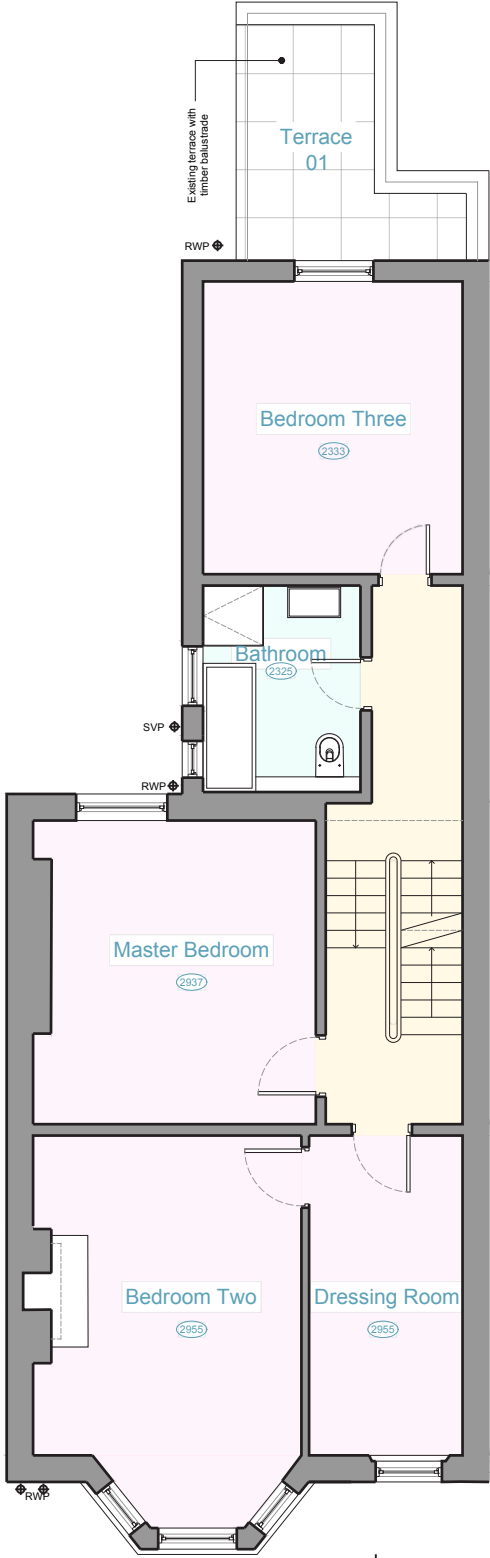
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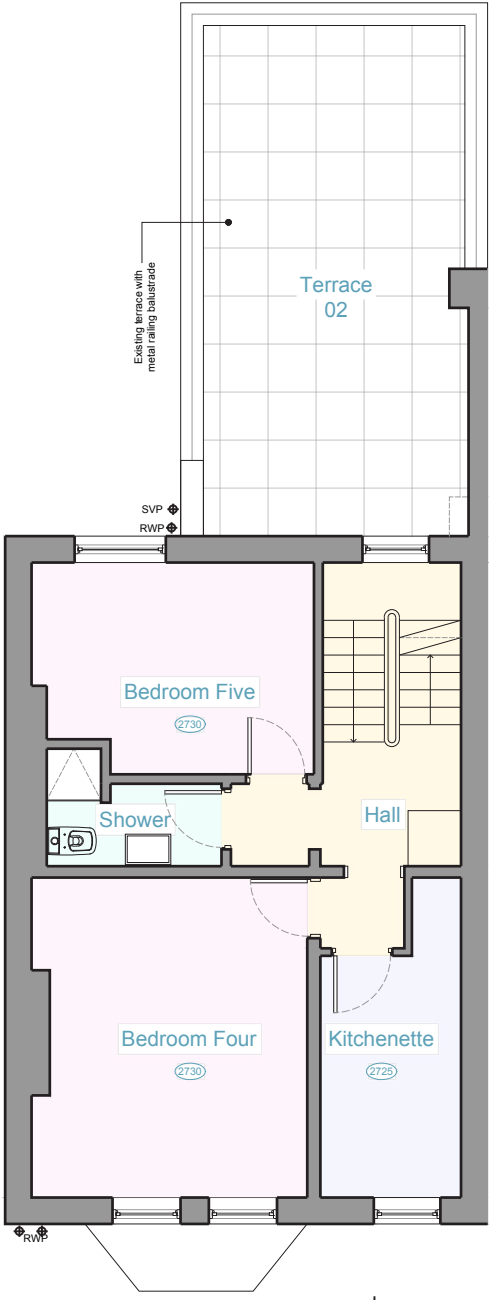
EXISTING GROUND FLOOR PLAN



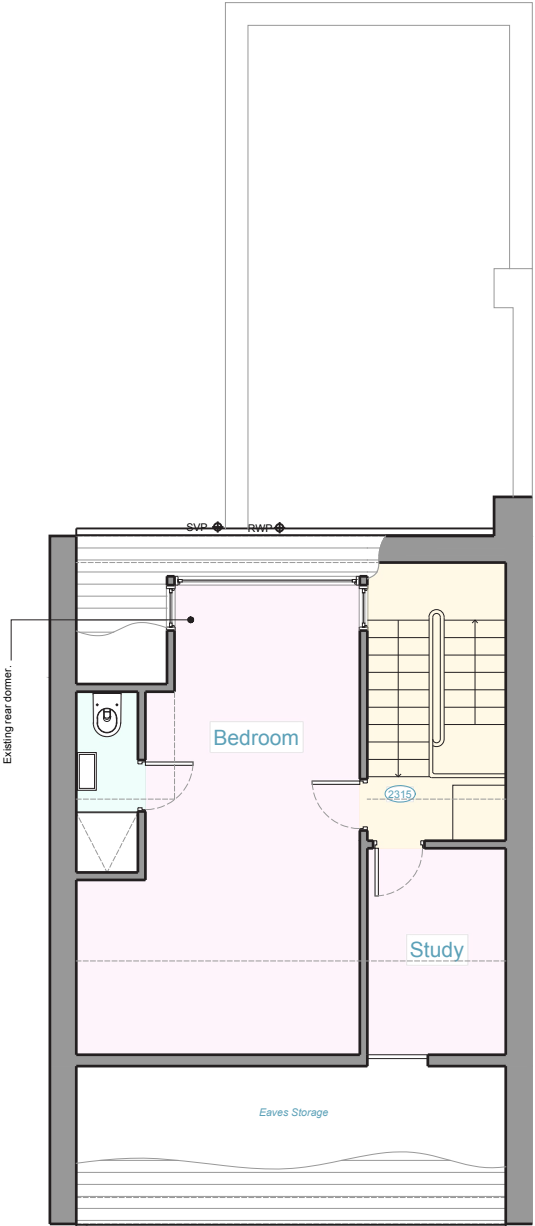
EXISTING FIRST FLOOR PLAN



EXISTING SECOND FLOOR PLAN



EXISTING THIRD FLOOR PLAN



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drawing title
Existing Plans

drawing status

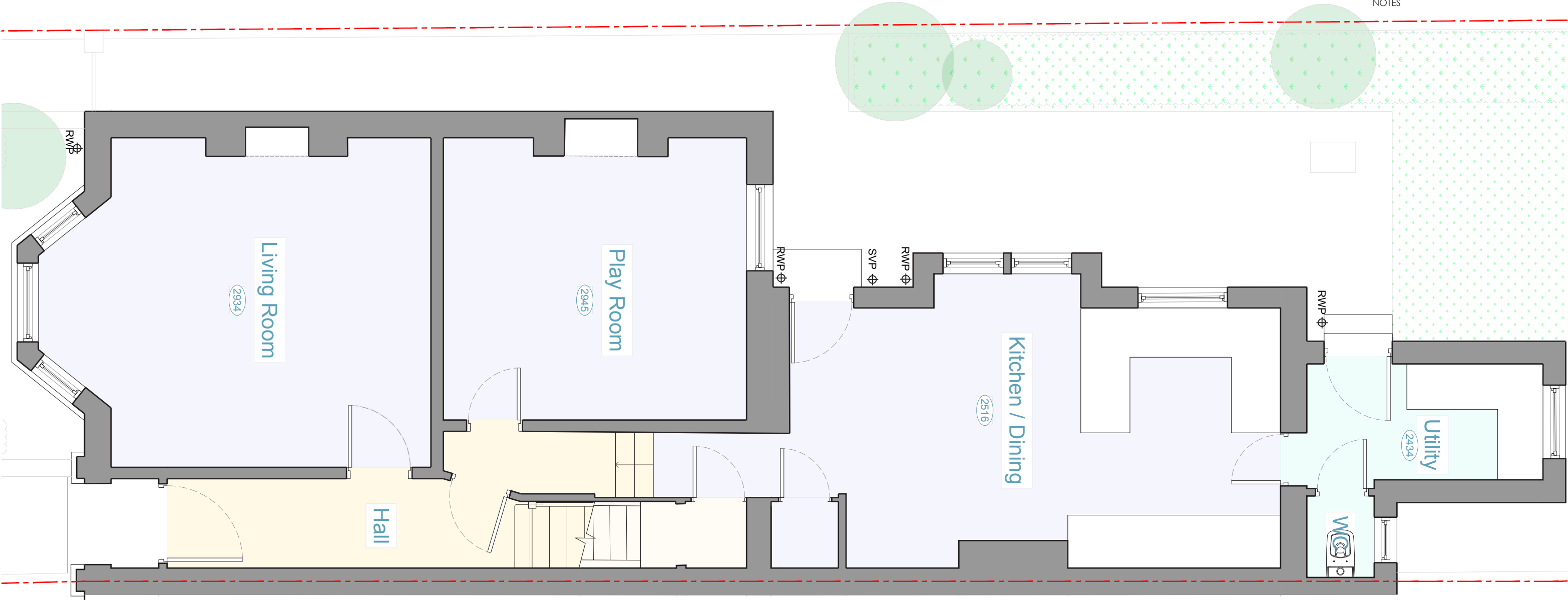
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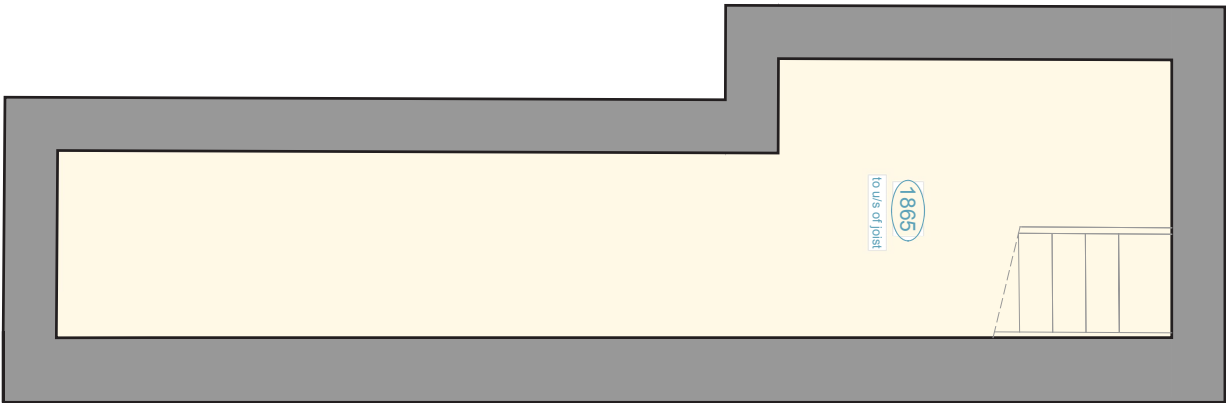
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EXISTING GROUND FLOOR PLAN



EXISTING BASEMENT PLAN



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Basement + Ground Floor
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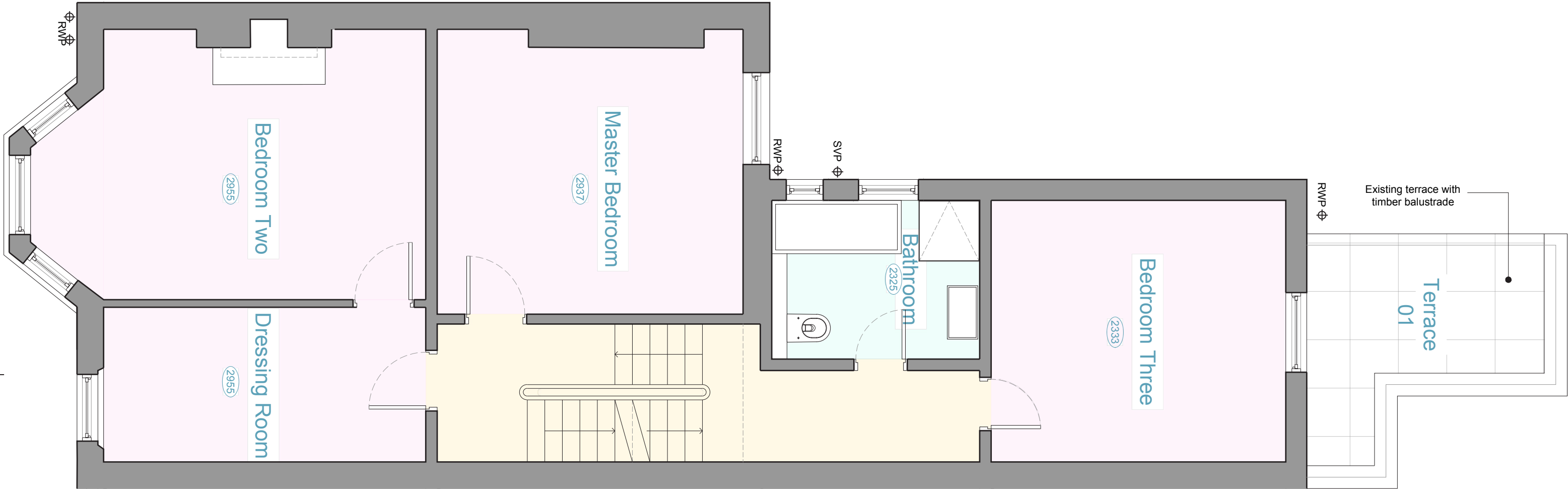
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First Floor
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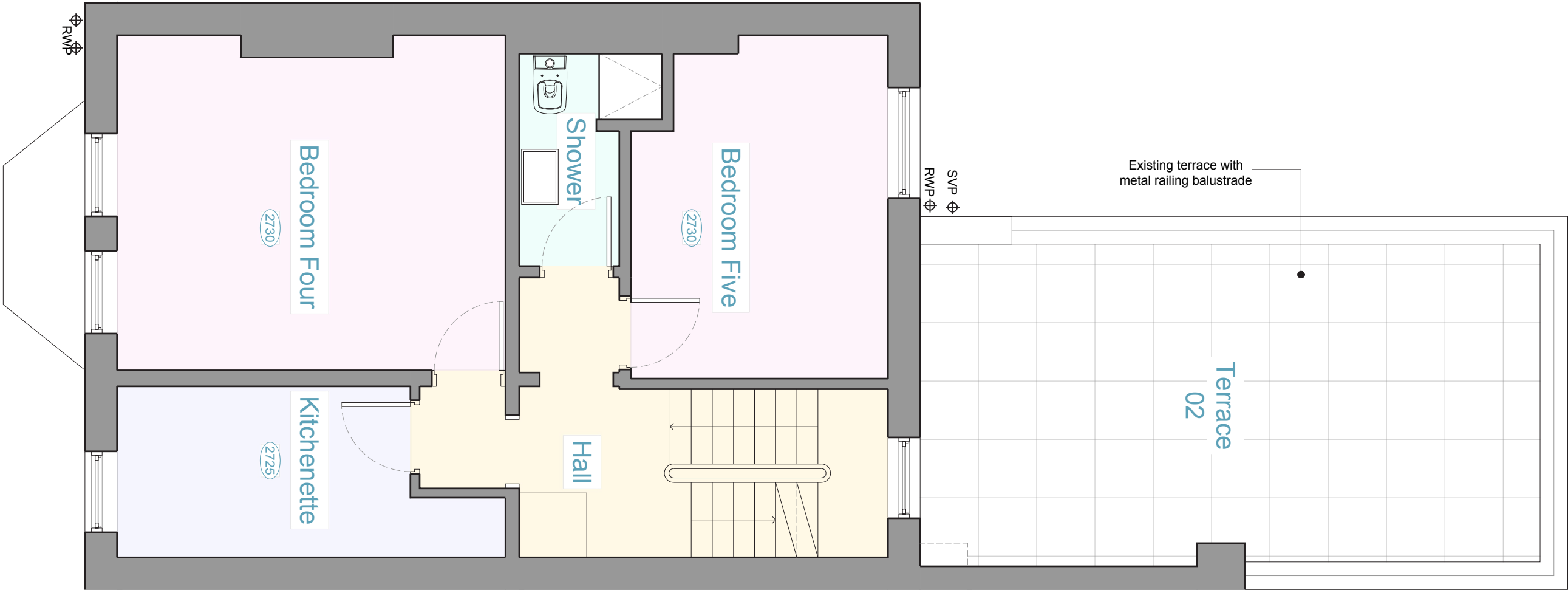
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Second Floor
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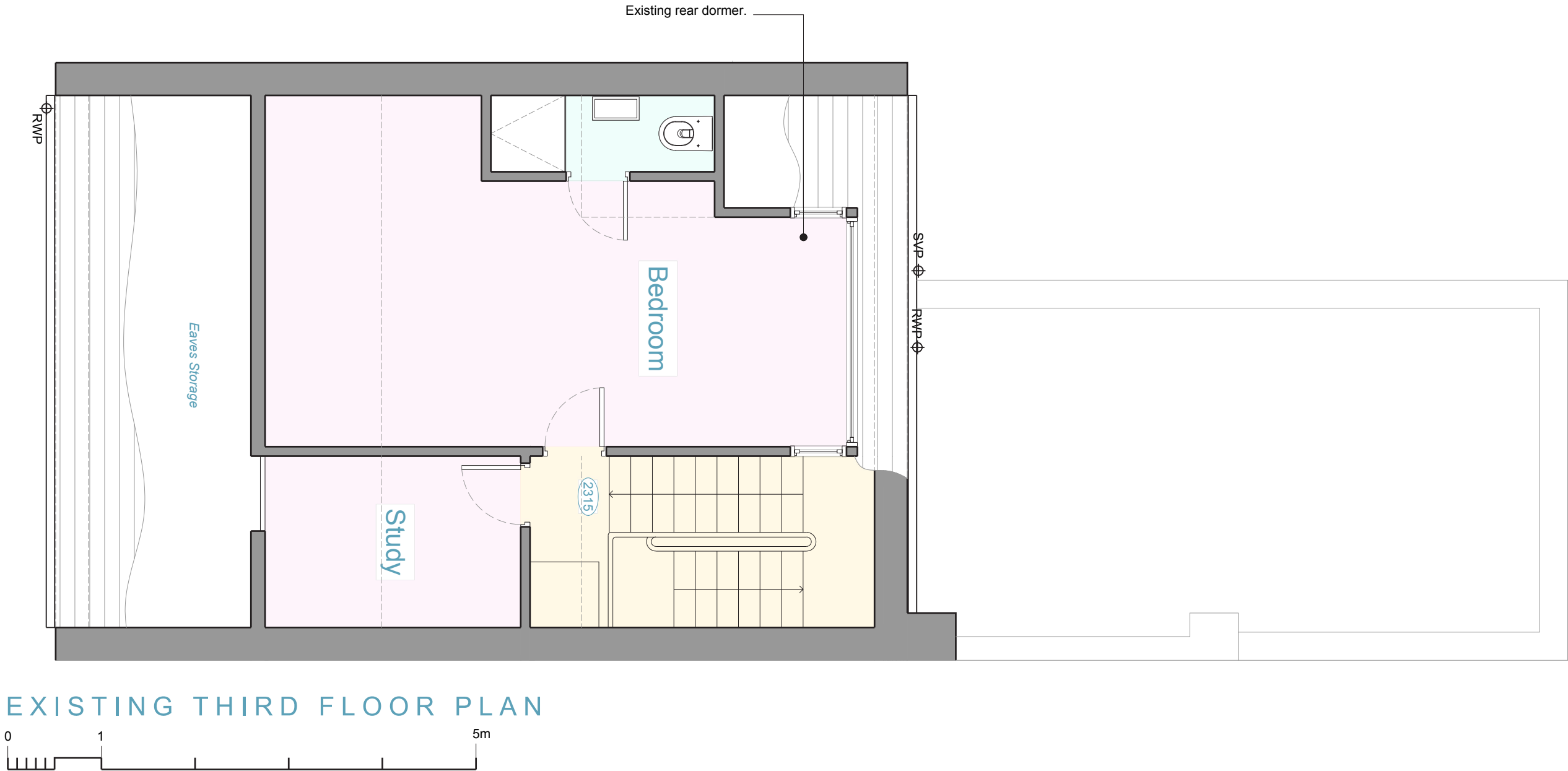
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Existing Plan
Third Floor
drawing status

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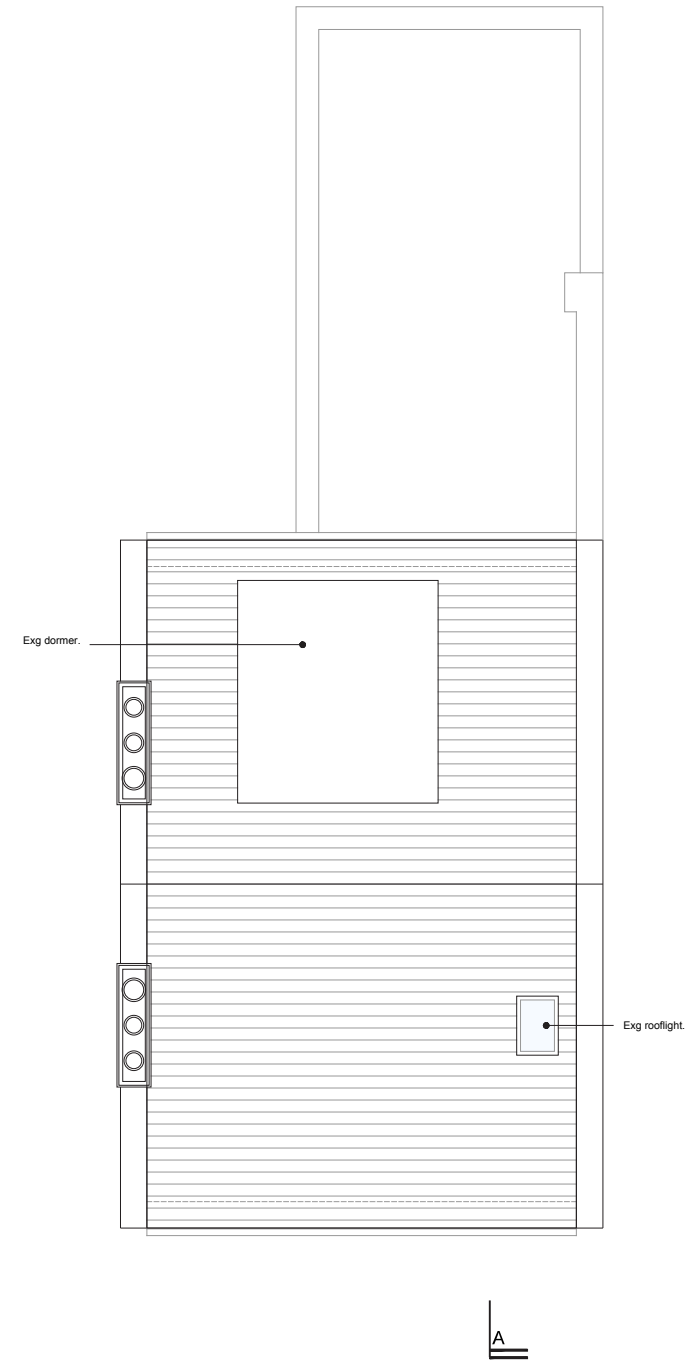
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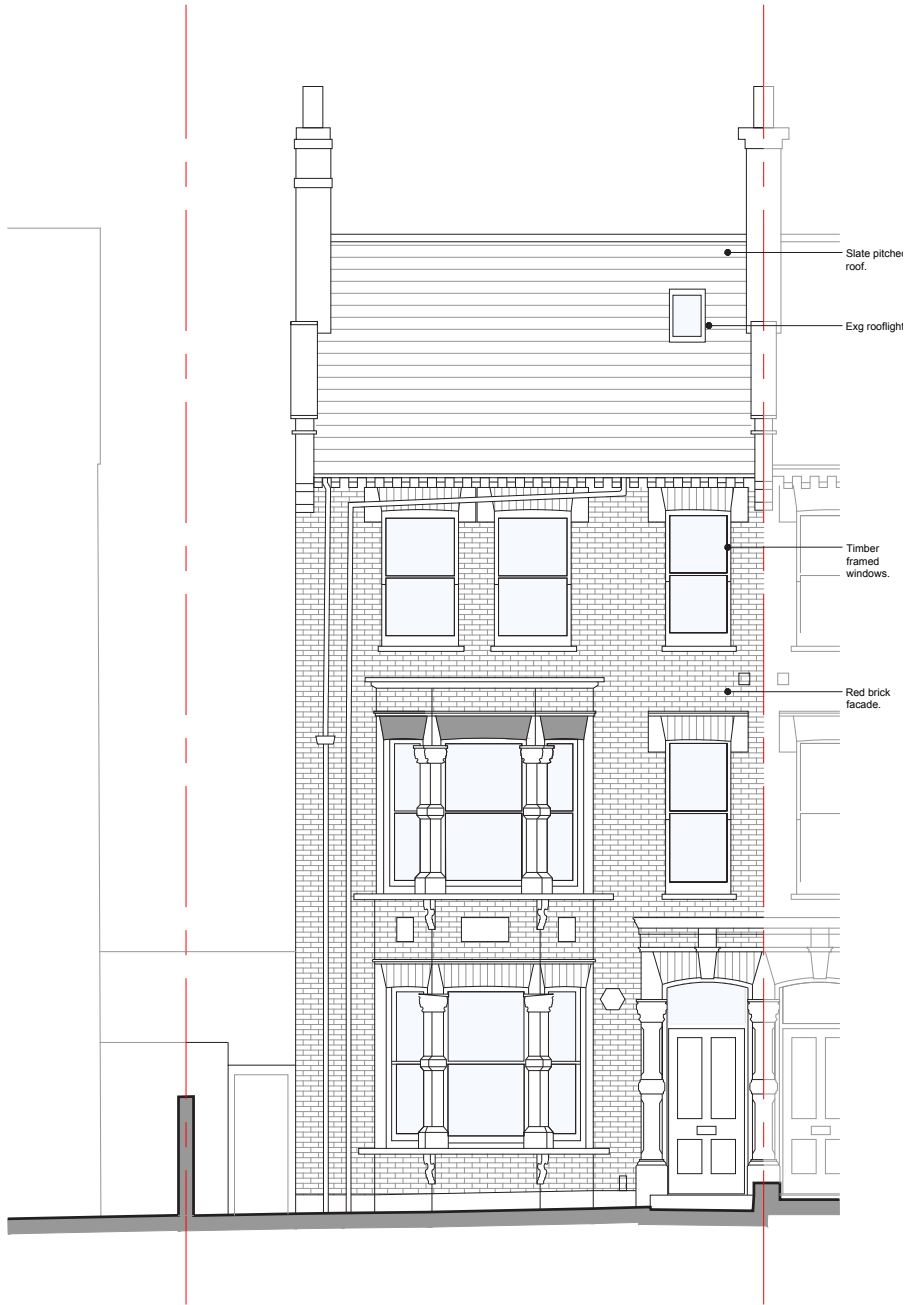
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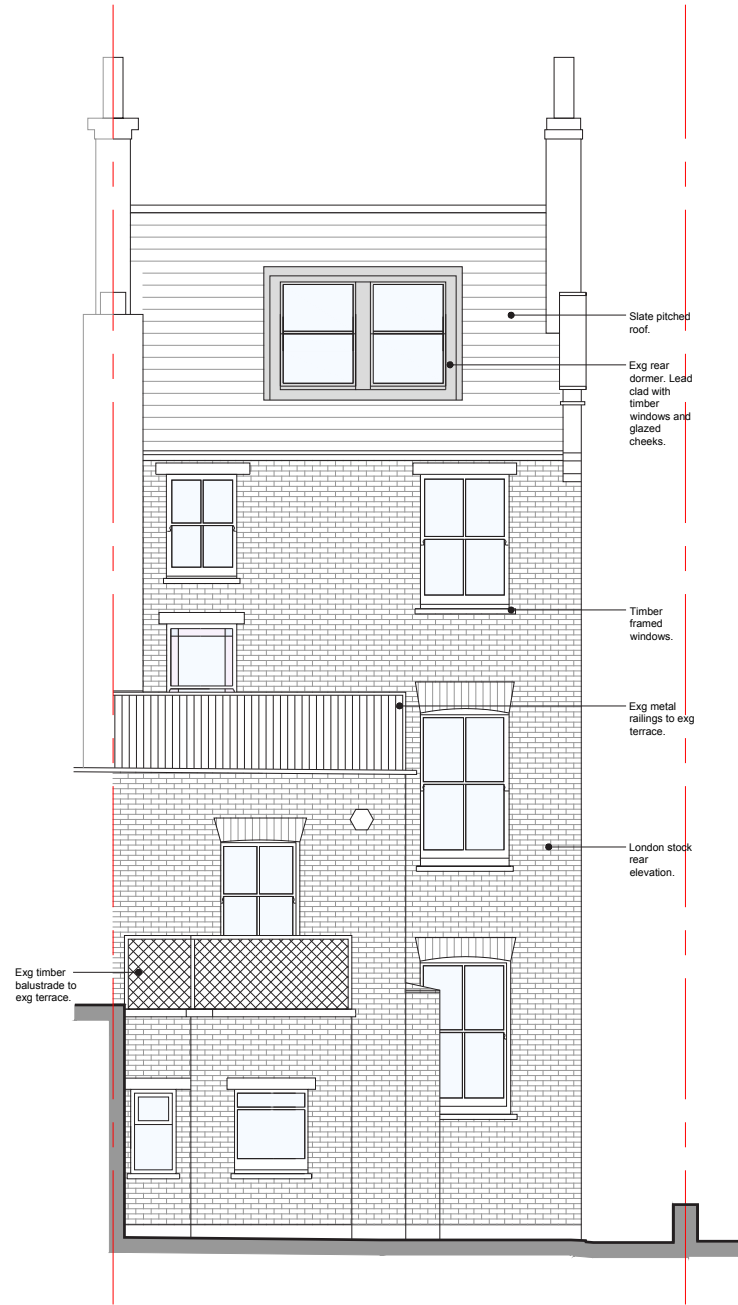
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EXISTING ROOF PLAN



EXISTING FRONT ELEVATION



EXISTING REAR ELEVATION



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Front and Rear + roof plan
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EXISTING SIDE ELEVATION

0 1 5m

(indicative - unmeasured)

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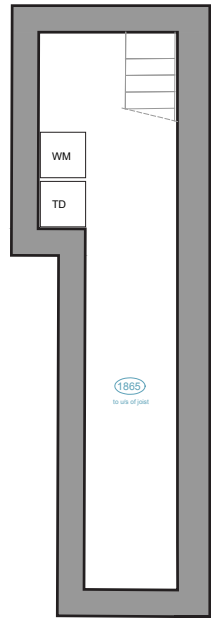
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Side
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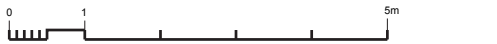
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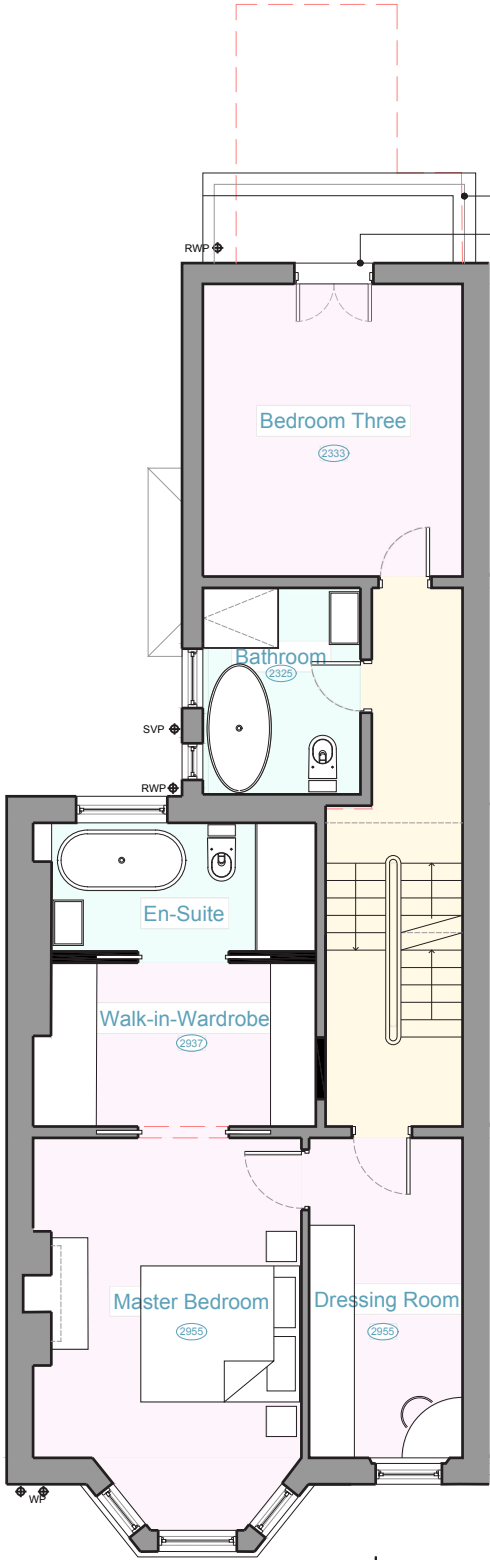
PROPOSED BASEMENT PLAN



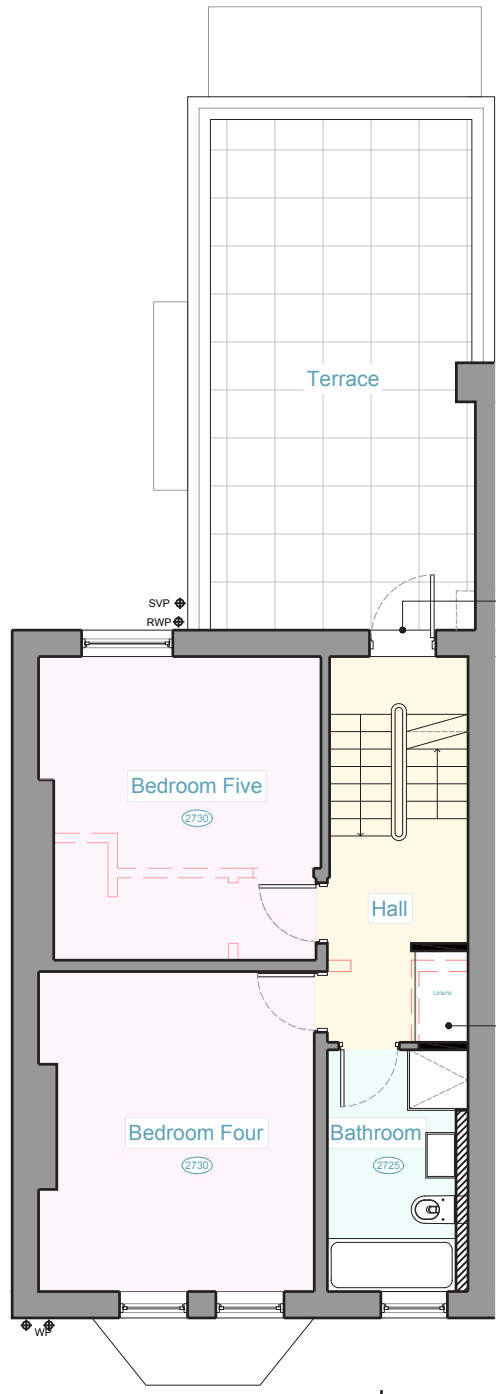
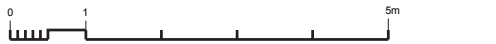
PROPOSED GROUND FLOOR PLAN



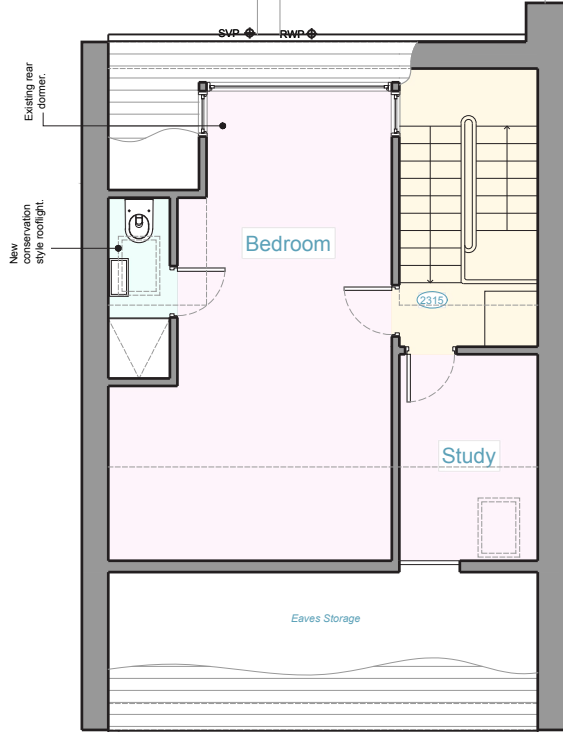
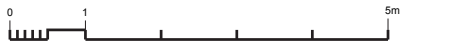
PROPOSED FIRST FLOOR PLAN



PROPOSED SECOND FLOOR PLAN



PROPOSED THIRD FLOOR PLAN



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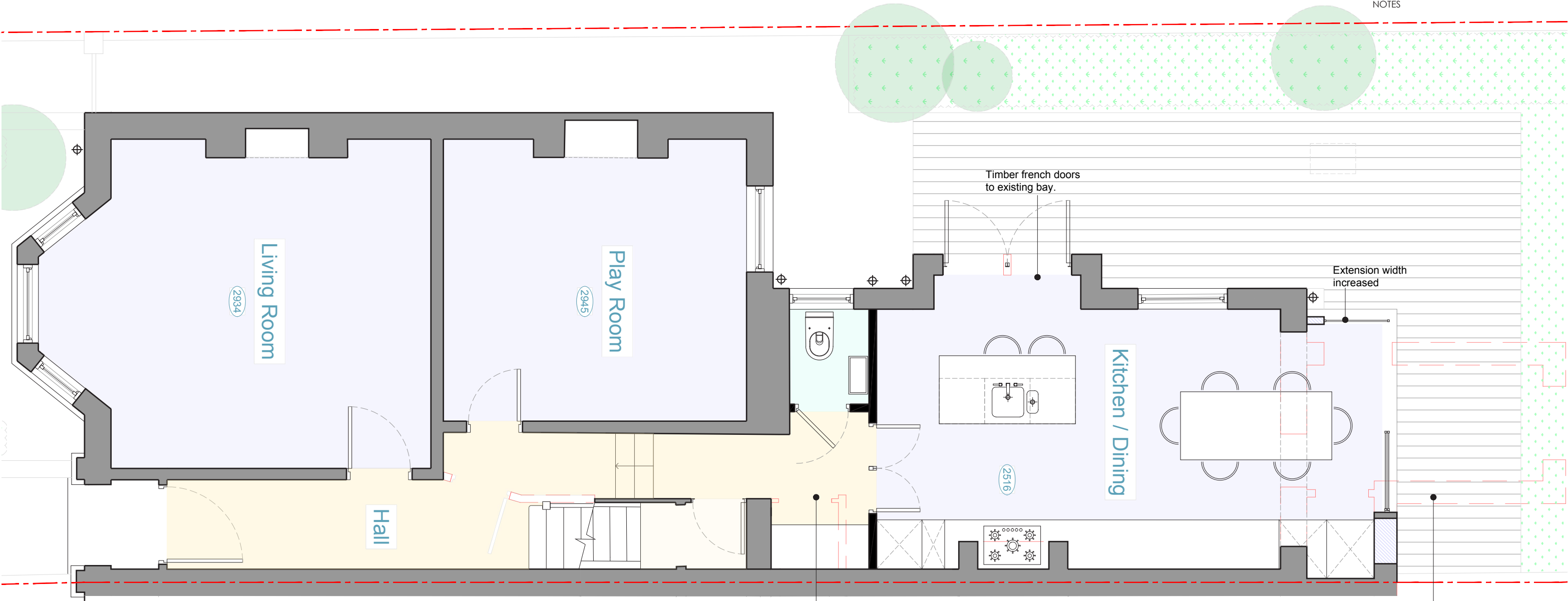
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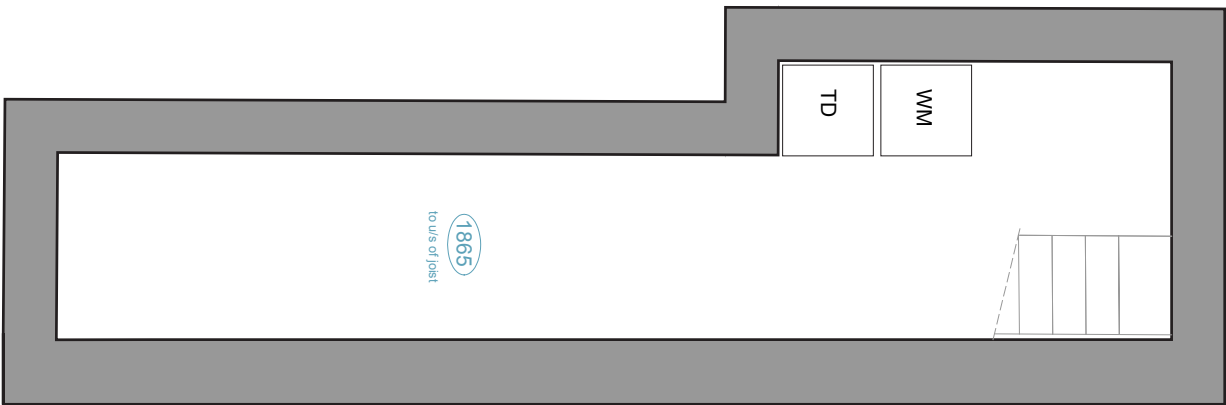


PROPOSED GROUND FLOOR PLAN



Hallway opened out. Door replaced with window for WC.

Utility demolished and WC window infilled.



PROPOSED BASEMENT PLAN



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**Proposed Plan
Basement + Ground Floor**
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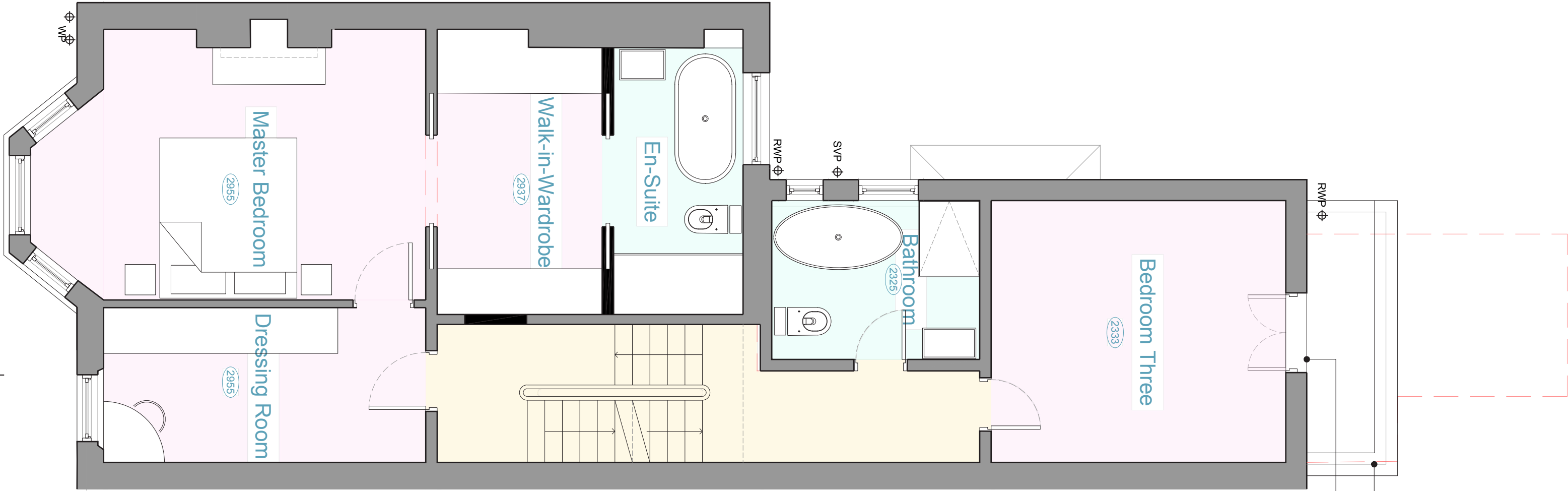
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PROPOSED FIRST FLOOR PLAN



Cill lowered and traditional style glazed double doors inserted.

Balustrade reconfigured to new reduced terrace.



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Proposed Plan
First Floor
drawing status

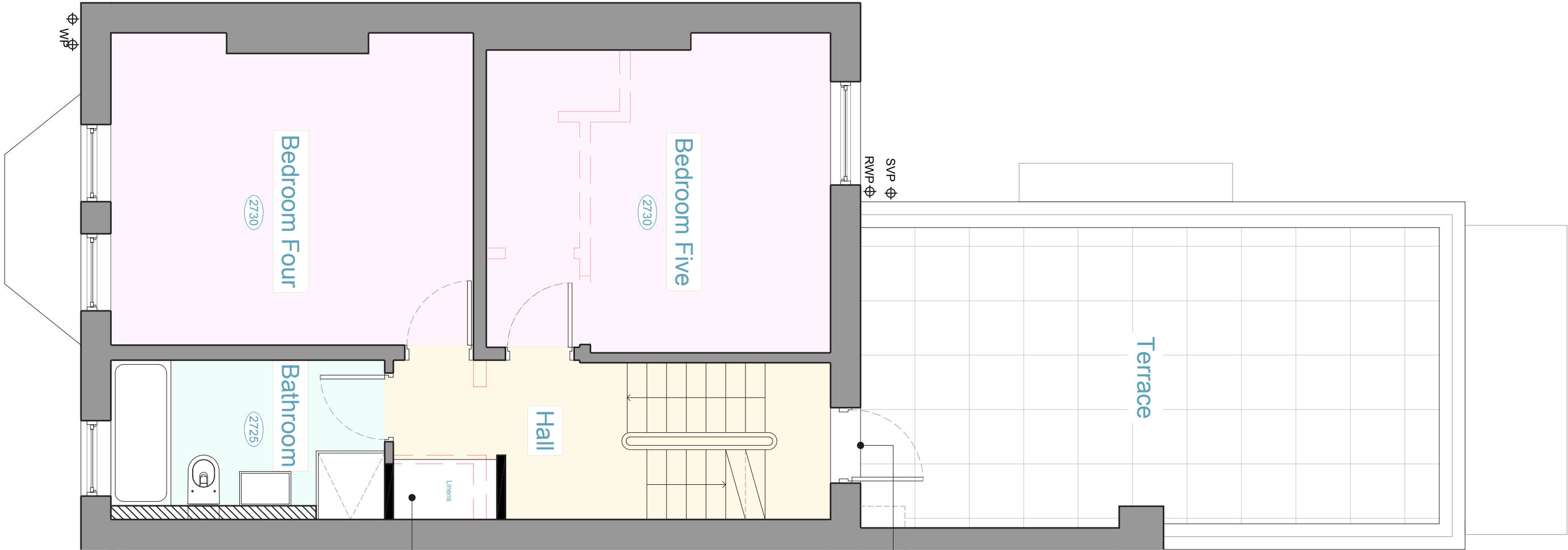
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PROPOSED SECOND FLOOR PLAN



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Proposed Plan
Second Floor
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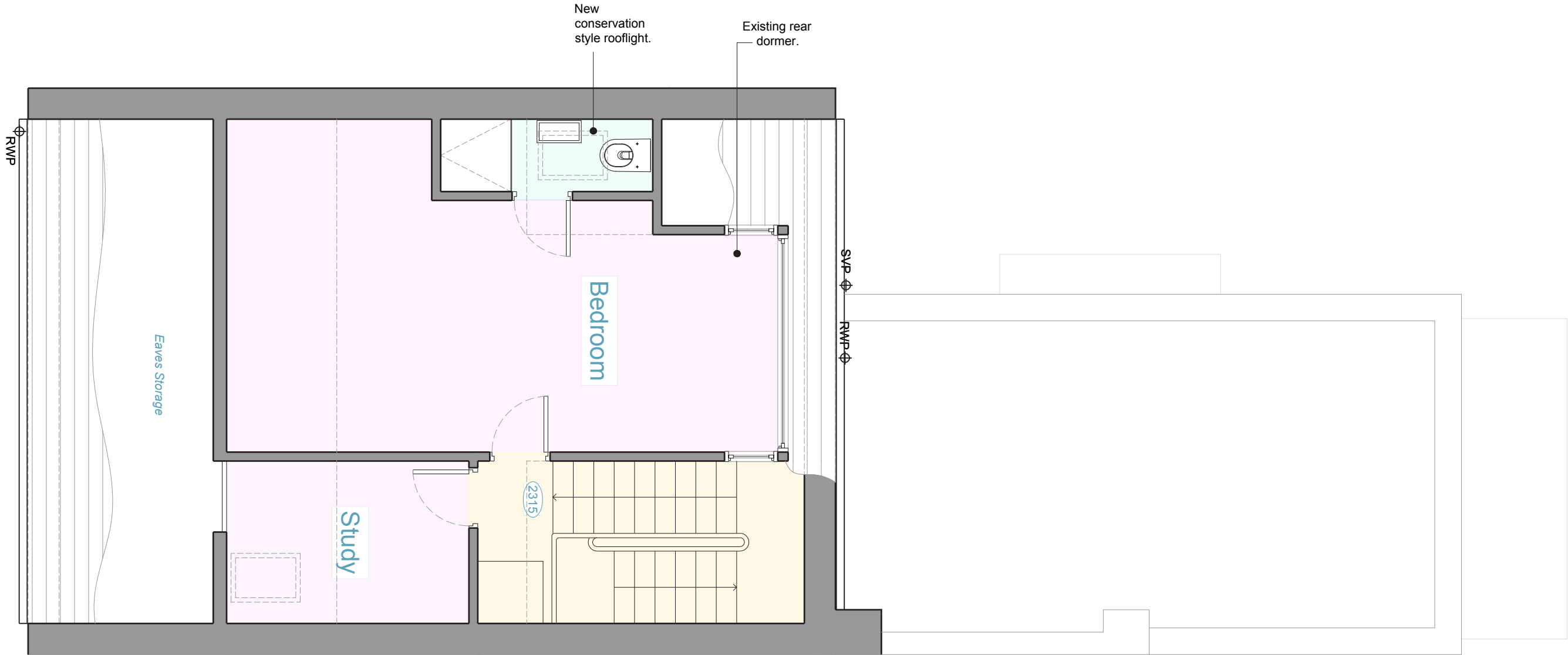
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Proposed Plan
Third Floor
drawing status

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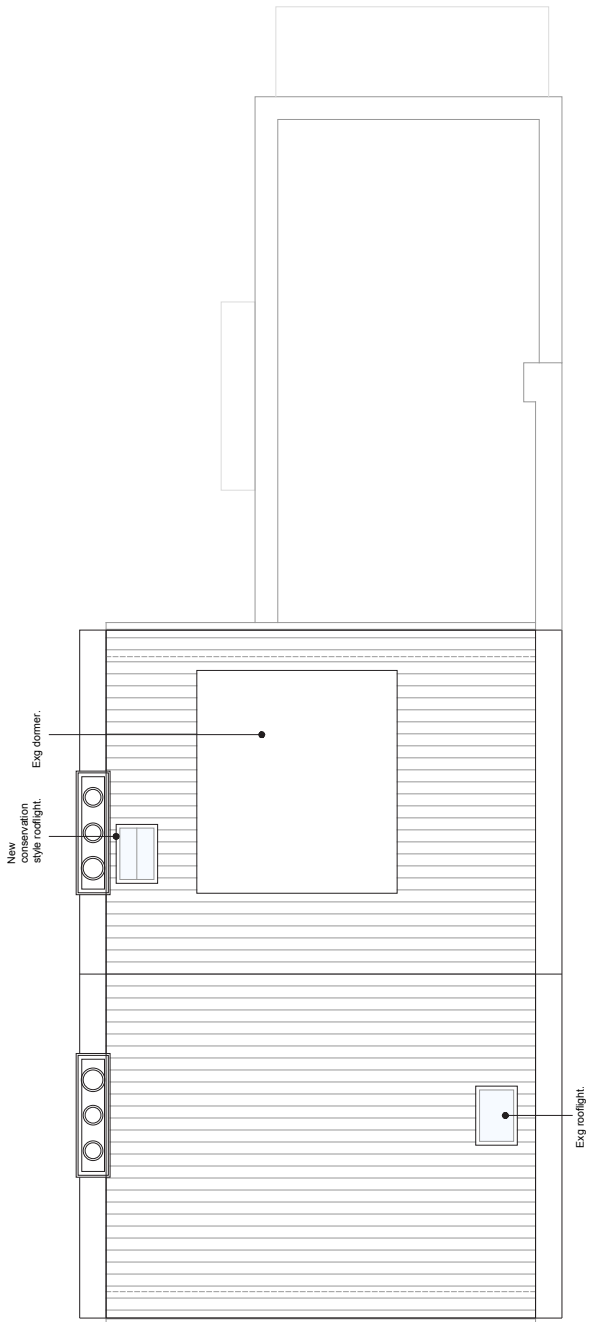
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All shop drawings to be submitted to the architect for comment prior to fabrication.

This drawing is to be read in conjunction with the architect's specification, bills of quantities / schedules, structural, mechanical & electrical drawings and all discrepancies are to be reported to the architect.

Do not scale from this drawing. Dimensions are in millimetres unless otherwise stated.

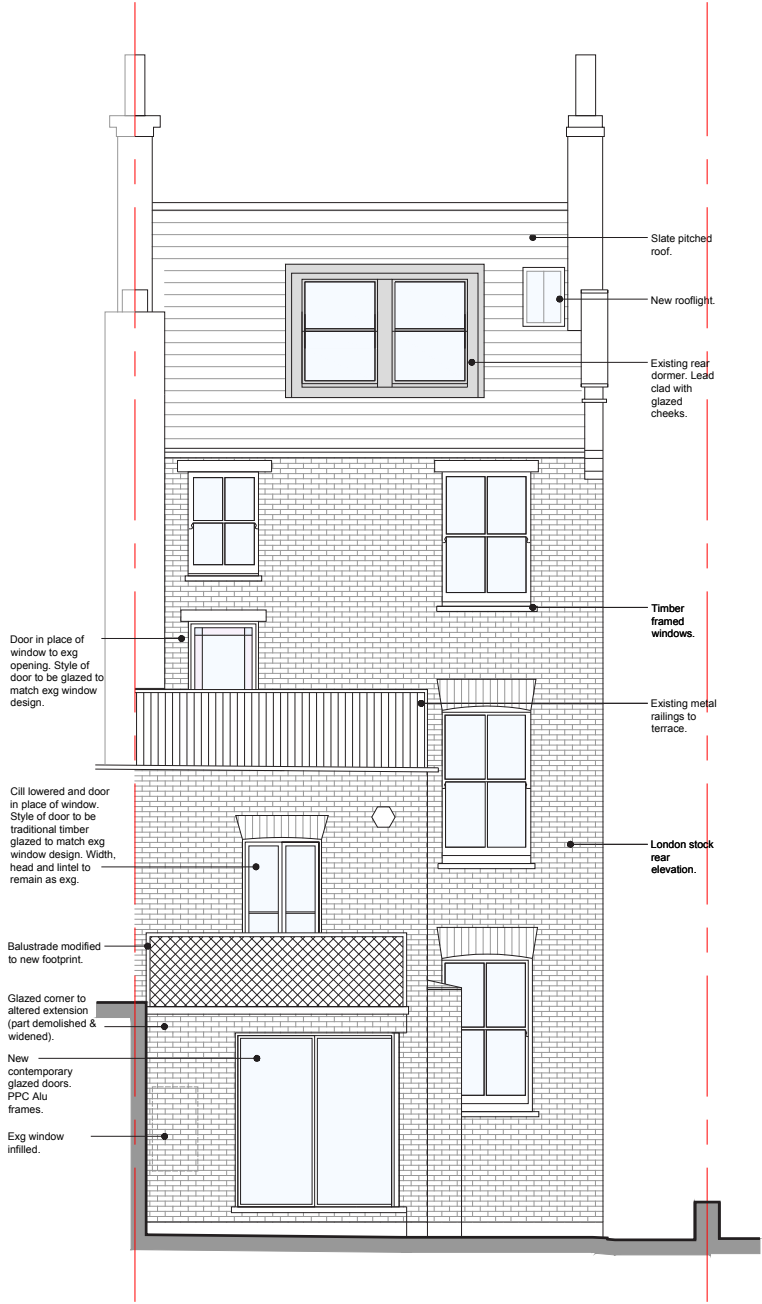
NOTES



PROPOSED FRONT ELEVATION (AS EXG)



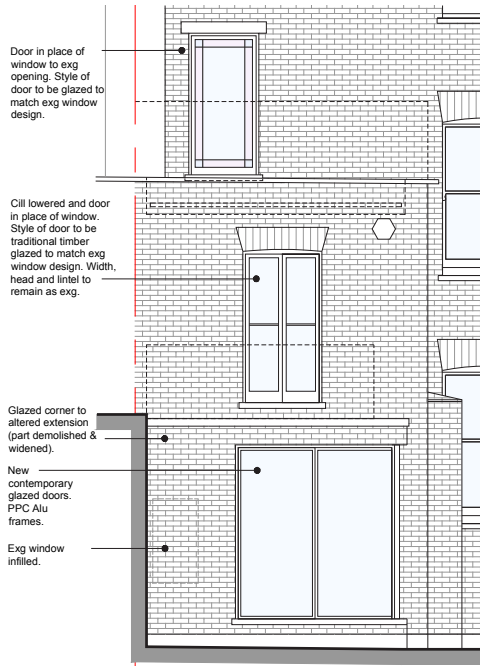
(indicative - unmeasured)



PROPOSED REAR ELEVATION



(indicative - unmeasured)



PARTIAL PROPOSED REAR ELEVATION
(Not showing balustrades for clarity)



(indicative - unmeasured)

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T: 020 7332 2888

project
41 Savernake Road
NW3 2JU
client

drawing title
Proposed Elevations
Front and Rear + roof plan
drawing status

Planning

scale 1:50 @ A3
1:25 @ A1
date 30.09.22
drawn by
checked by

job no. 22018
drawing no. 015
revision P1

PROPOSED ROOF PLAN



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Only the original drawing should be relied upon. Contractors, sub-contractors and suppliers must verify all dimensions on site before commencing any work or making any shop drawings.

All shop drawings to be submitted to the architect for comment prior to fabrication.

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Do not scale from this drawing. Dimensions are in millimetres unless otherwise stated.

NOTES



PROPOSED SIDE ELEVATION

0 1 5m

(indicative - unmeasured)

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project
41 Savernake Road
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drawing title
Proposed Elevations
Side
drawing status
Planning

scale	date	drawn by	checked by
1:50 @ A3 1:25 @ A1	30.09.22		
job no.	drawing no.	revision	
22018	016	P1	

APPENDICES: COL SUBMITTED DOCUMENT

Certificate of Lawfulness - Existing [Terraces]

At

41 Savernake Road,
London,
NW3 2JU.

For

- Existing first floor rear terrace and associated balustrade.
- Existing second floor rear terrace and associated balustrade.

It is confirmed that the above described works to the single dwelling house at 41 Savernake Road were carried out in excess of 23years ago as confirmed by the following and submitted information.

The property is not listed.

Current Aerial View - Google Earth. (for information)



Photographic records - Google Earth.



December 2006 (nearly 16 years)



December 2003 (nearly 19 years)



December 2003 (nearly 19 years)



September 1999 (over 23 years)

As clearly visible both rear terraces are already present in the 2005, 2003 and 1999 Google Earth imagery. All in excess of 10 years.

Further evidence can be seen in the photographs provided to support a planning application to 35 Savernake Road in 2011/2012 ref: 2012/0347/P.

The application was submitted to the council 20 Dec 2011, validated 20 Jan 2012 and decided 13 March 2012 - all in excess of 10 years.



35 SAVERNAKE ROAD NW3 2JU
REAR SIDE

Extract from submitted photographs showing 41 in the distance.

Details Page for Planning Application - 2012/0347/P

Site Address Flat 2 35 Savernake Road London NW3 2JU

Documents for this application
[View drawings, comments and other documents for this application](#)

Application Progress Summary

The statutory requirement for consultation on planning applications is a minimum of 21 days. The online comments form is linked to the statutory time period and will close after this time.

If the online comments form has closed, you can still comment via email to planning@camden.gov.uk

We will take account of all representations received right up until an application is determined.

Please note that if the **Comments Until** date shown is before the **Application Registered** date this is because either:

- we are not required to consult on the application (you can check this in our [Statement of Community Involvement](#)); or
- the formal consultation period has not yet started by the application being advertised in the local newspaper or site notice(s) being put up at the application site.

Application Registered	20-01-2012
Comments Until	23-02-2012
Date of Committee	
Decision	Granted 13-03-2012
Appeal Lodged	
Appeal Decision	

Extract from Camden Planning search confirming dates.



Extract from application form confirming dates.

Certificate of Lawfulness - Existing [Dormer + Rooflight]

At

41 Savernake Road,
London,
NW3 2JU.

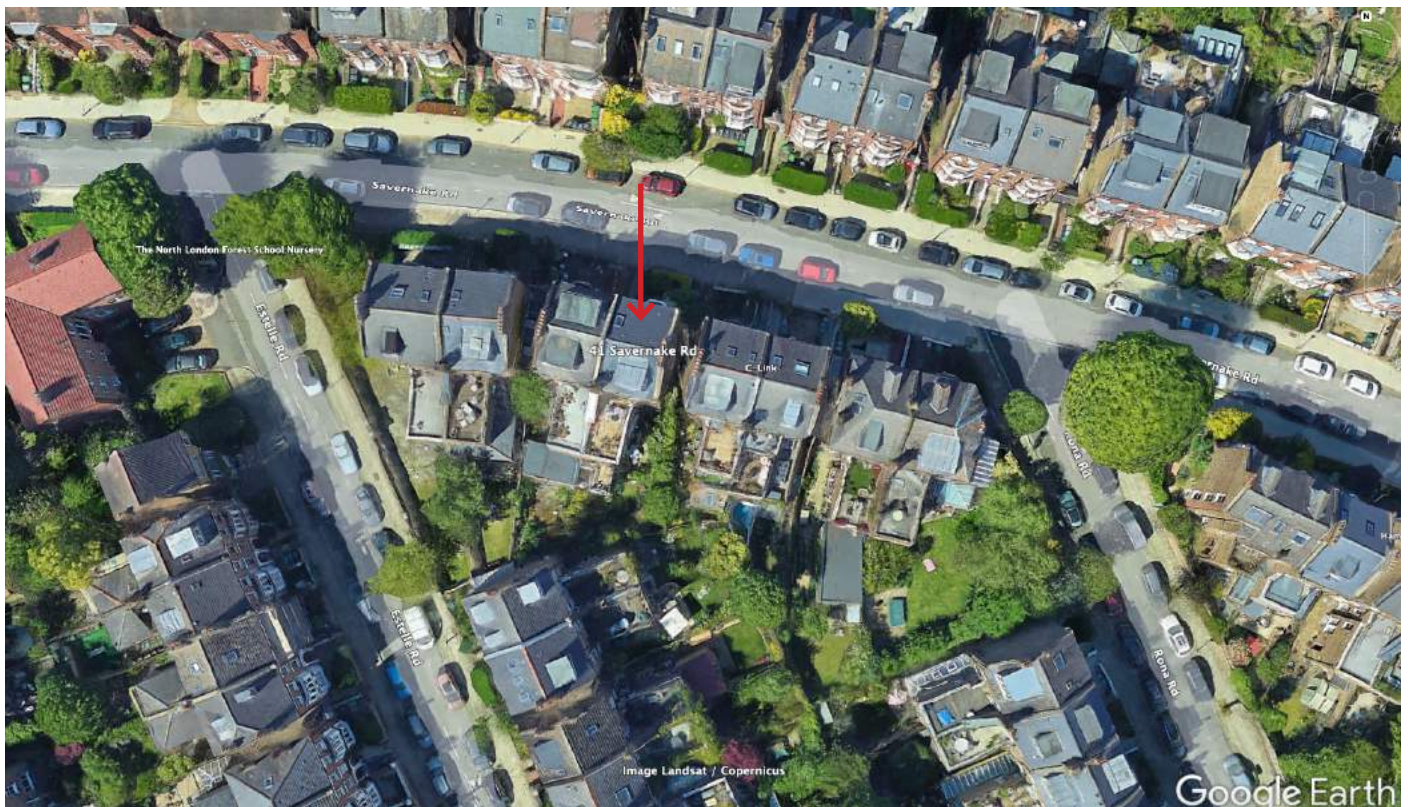
For

- Existing rear dormer.
- Existing front rooflight.

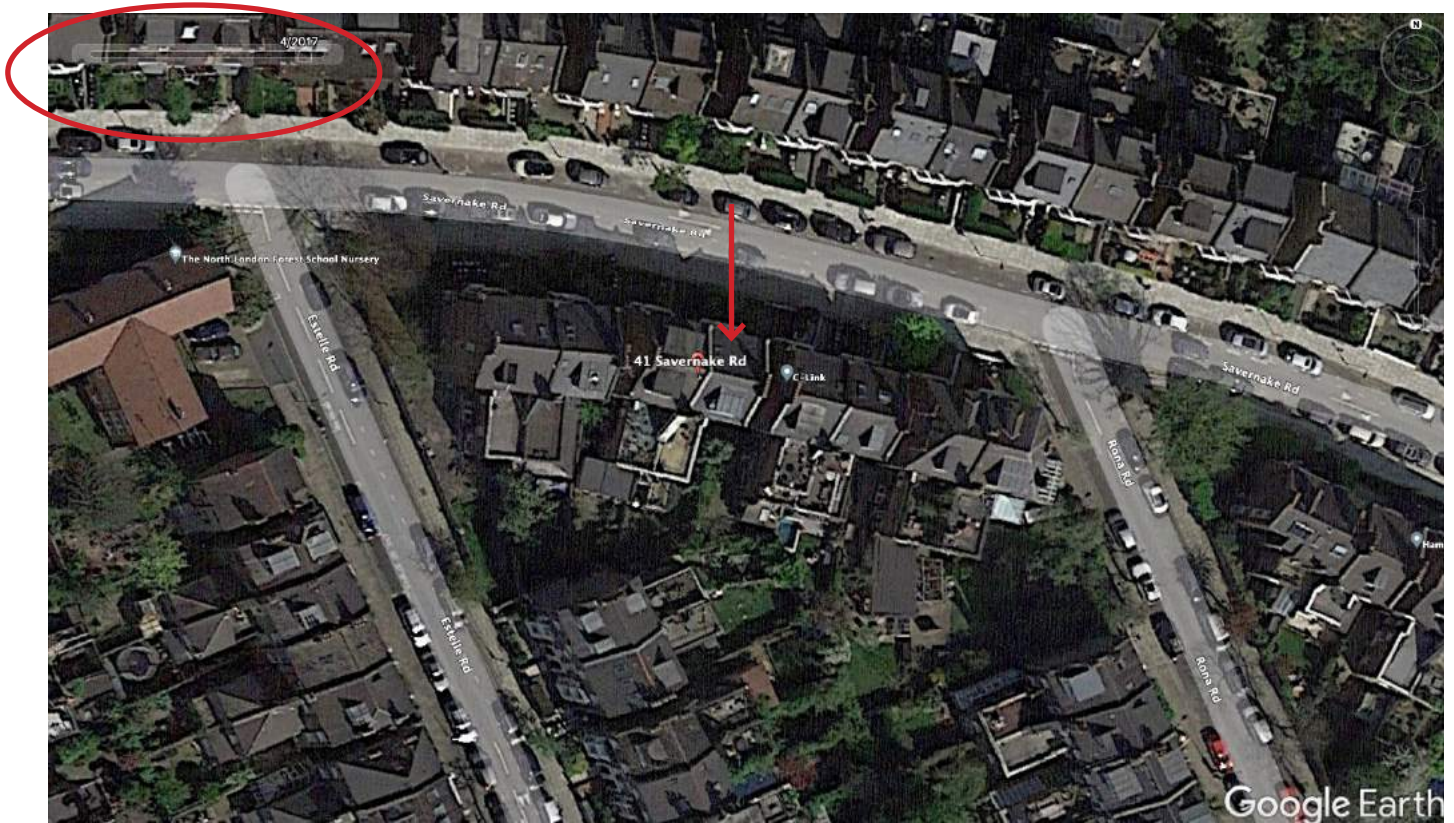
The above described works to the single dwelling house at 41 Savernake Road were carried out in excess of 4 and 10 years ago as confirmed by the following and submitted information.

The property is not listed.

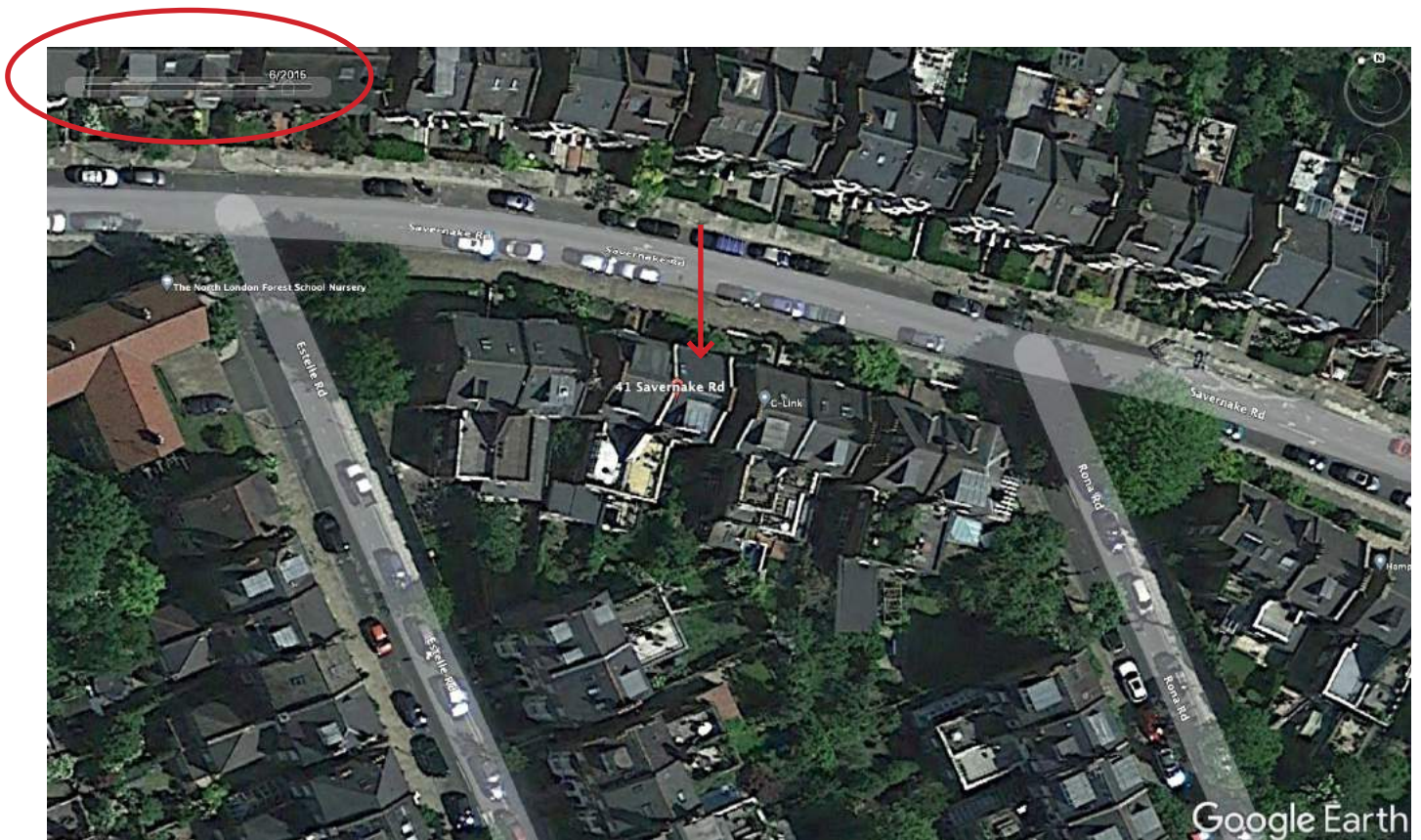
Current Aerial View - Google Earth. (For information)



Photographic records - Google Earth.



April 2017



June 2015

As clearly visible the rear dormer and front rooflight are already present in the 2015 Google Earth imagery.

Further evidence can be seen in the photographs provided to support a planning application to 35 Savernake Road in 2011/2012 ref: 2012/0347/P.

The application was submitted to the council 20 Dec 2011, validated 20 Jan 2012 and decided 13 March 2012 - all in excess of 10 years.



Extract from submitted photographs showing 41 in the distance.

Details Page for Planning Application - 2012/0347/P	
Site Address Flat 2 35 Savernake Road London NW3 2JU	
Documents for this application	
View drawings, comments and other documents for this application	
Application Progress Summary	
The statutory requirement for consultation on planning applications is a minimum of 21 days. The online comments form is linked to the statutory time period and will close after this time.	
If the online comments form has closed, you can still comment via email to planning@camden.gov.uk	
We will take account of all representations received right up until an application is determined.	
Please note that if the Comments Until date shown is before the Application Registered date this is because either:	
<ul style="list-style-type: none">• we are not required to consult on the application (you can check this in our Statement of Community Involvement); or• the formal consultation period has not yet started by the application being advertised in the local newspaper or site notice(s) being put up at the application site.	
Application Registered	20-01-2012
Comments Until	23-02-2012
Date of Committee	
Decision	Granted 13-03-2012
Appeal Lodged	
Appeal Decision	

Extract from Camden Planning search confirming dates.



Extract from application form confirming dates.

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