

## **Design and Access and Planning Statement**

**Site:** 70 Mansfield Road, NW3 2HU

**Proposal:** Ground floor rear extension to provide new office accommodation.

### **1.0 Application Site and Location**

The application property is a mid-terrace 3-storey building with retail at ground floor level and residential above.

The site is located close to Gospel Oak Station and is within an area with a Public Transport Accessibility Level (PTAL) rating of 4.

The site is within the Mansfield Conservation Area.

The site is located within an area where controlled parking measures are in place.

### **2.0 Relevant History**

Removal of a tree at the rear was consented by the Council in December 2021.

### **3.0 The Planning Proposal**

The existing ground floor provides retail space. The first floor provides a 1-bedroom flat, and the 2<sup>nd</sup> floor and roof level provide a 2-bedroom maisonette.

The proposed extension would have roof lights and a green sedum roof.

The proposal would reduce the existing retail space at the front from 82.6sqm to 65.2sqm.

The proposal also includes the provision of two office units (27.3sqm and 33.9sqm) – each office will be provided cycle storage internally. The office units like the existing residential will be accessed from the rear from Hoades Row.

Bin storage will be provided at the rear, as is the case presently.

### **4.0 Planning Considerations**

The main issues for consideration in this case are:

- The loss of retail space
- Provision of office space
- The impact the proposal would have on the character and appearance of the Mansfield Conservation Area.

- Impact on the amenity of neighbouring occupiers
- Highway matters
- Refuse

#### **5.0 The loss of retail space.**

The proposal would reduce the existing retail space at the front from 82.6sqm to 65.2sqm. This would have no impact on the viability of the unit.

#### **6.0 Provision of office space**

The provision of office space is supported by Policy E2 (Employment premises and sites) of the Local Plan.

#### **7.0 The impact the proposal would have on the character and appearance of the conservation area.**

The proposed single storey extension would be built of second-hand London stock brick. The extension would be screened from views at ground floor level. Views from rear upper floor windows of neighbouring properties would mainly be of a green sedum roof.

Therefore, the proposed extension with a green sedum roof would enhance the character and appearance of the building and this part of the conservation area.

It should be noted that the tree shown in aerial images at the rear has been removed as consented by the Council in December 2021.

#### **8.0 Impact on the amenity of neighbouring occupiers**

The proposed office space at the rear is a use which is by definition of Class B1 uses, a use which is compatible with neighbouring residential uses.

The proposed extensions would cause no loss of light to or outlook from neighbouring residential windows of habitable rooms.

#### **9.0 Highways matters**

The proposal provides no car parking spaces.

The site is located within an area with a Public Transport Accessibility Level (PTAL) rating of 4.

The site is located within a controlled parking area.

The proposed office space will provide cycle storage internally.

#### **10.0 Refuse and recycling storage**

Refuse will be privately collected.