

13 Mansfield Place, Hampstead NW3

Design and Access Statement in support of planning application.



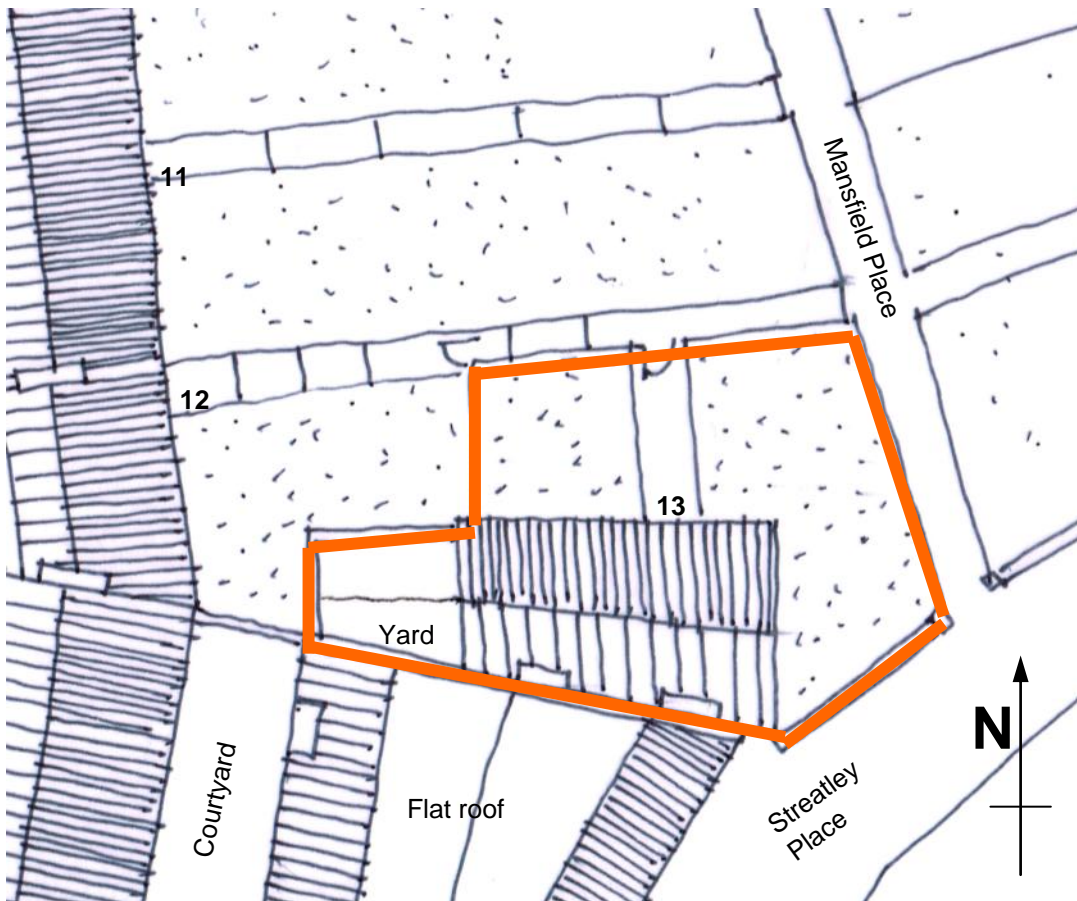
Existing front (north) elevation with Streatley Place flats behind

Corner of no 13
from Streatley Place

Introduction

13 Mansfield Place, NW3 is a small brick built cottage situated within the Hampstead Conservation Area (specifically the Christ Church / Well Walk sub area). The house is not listed but is noted as making a positive contribution to the area.

Mansfield Place is a secluded quadrangle of low, two storey cottages, built 1860/61 which are approached down a narrow path between long front garden plots. The conservation area appraisal notes the dramatic contrast between the cottage type gardens and the former hospital buildings that loom up behind them.



Site plan. C. 1:200@A4

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East elevation from Streatley Place



West elevation with single storey bathroom extension



View to house from Mansfield Place.
(obscured by trees)



North elevation from gate

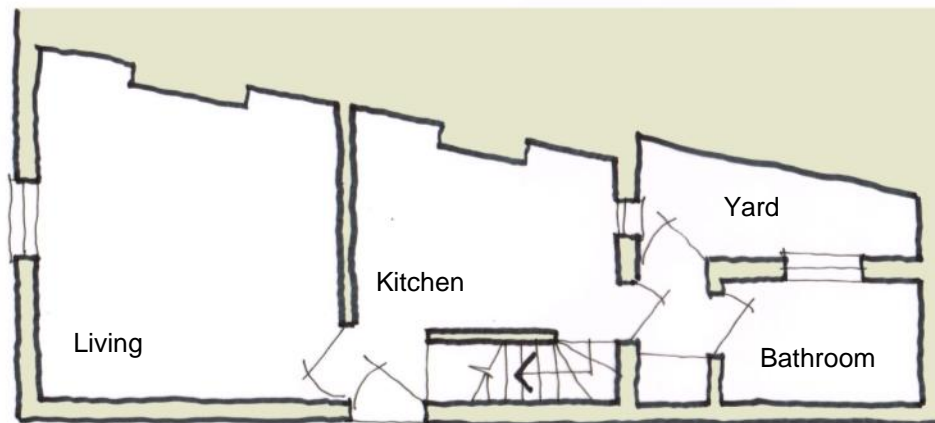
The house

The house is an un-modernised two bedroom cottage. Built of brick with a slate roof it has a ground floor bathroom in an unattractive single storey extension with a flat roof which leads onto a dank external yard.

The house needs repairing and modernising.



Existing 1st floor. C.1:100@A4



Existing ground floor. C.1:100@A4

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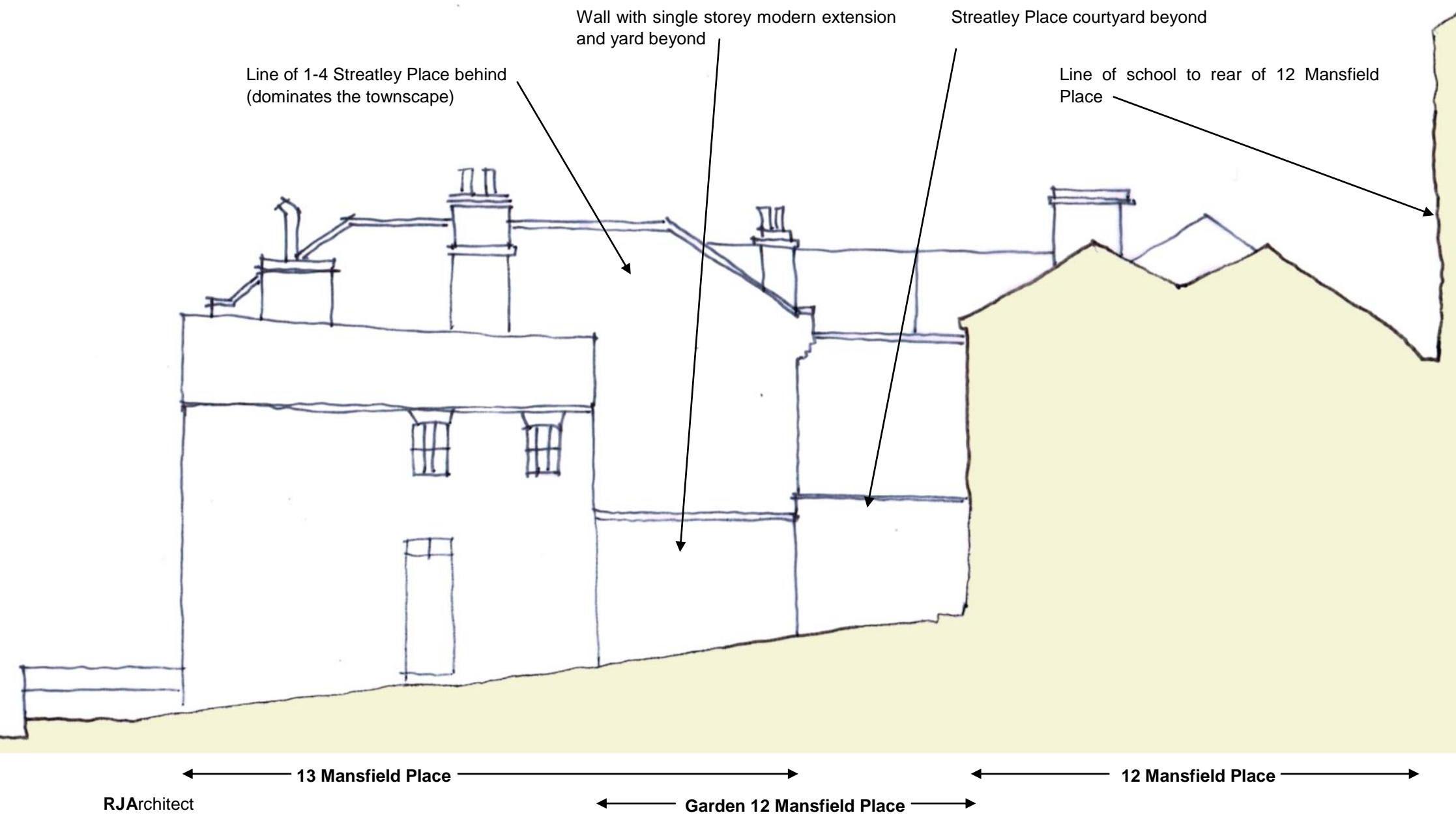


Internal damp

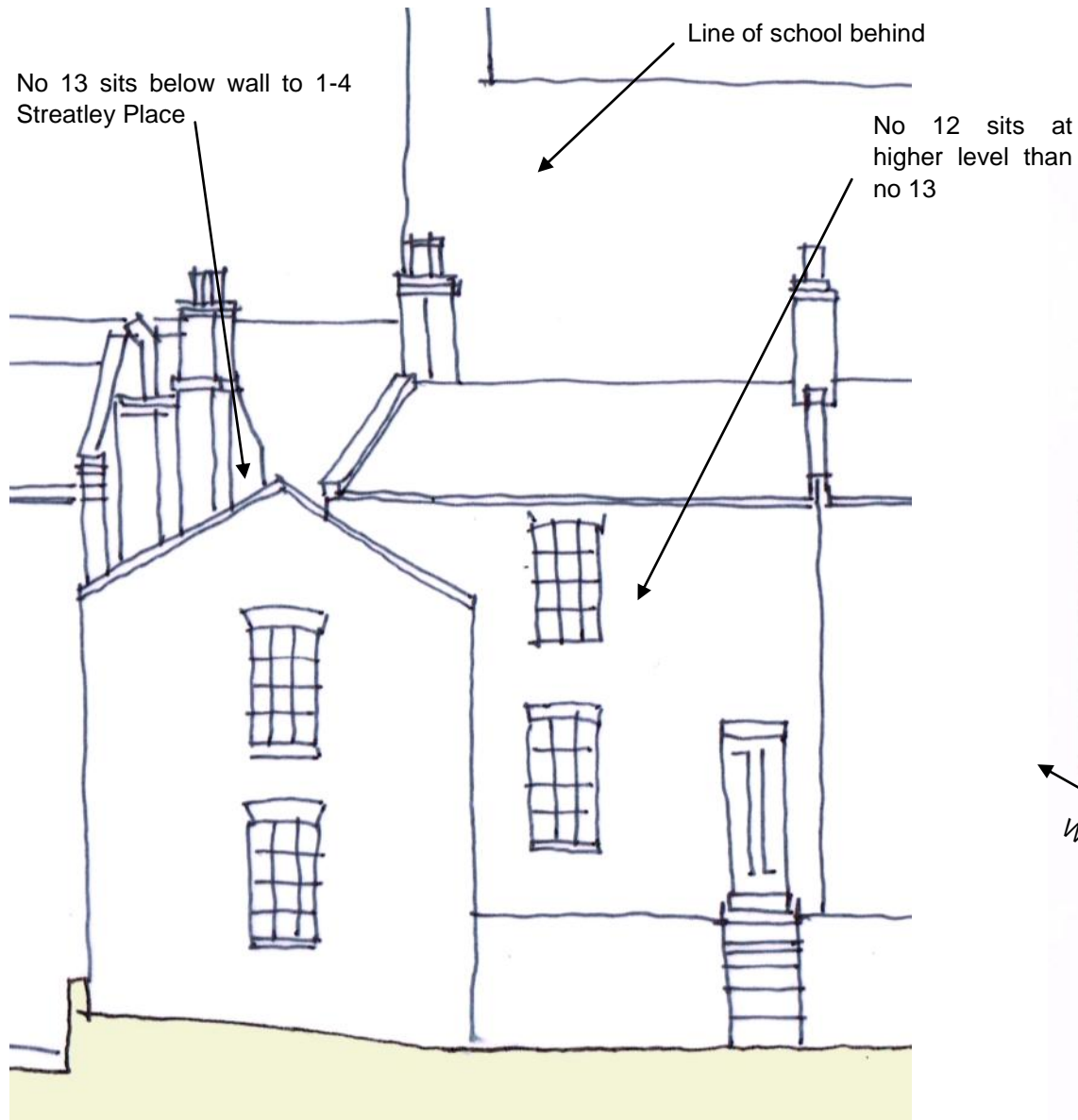


Un-modernised interior

Existing north elevation C. 1:100@A4



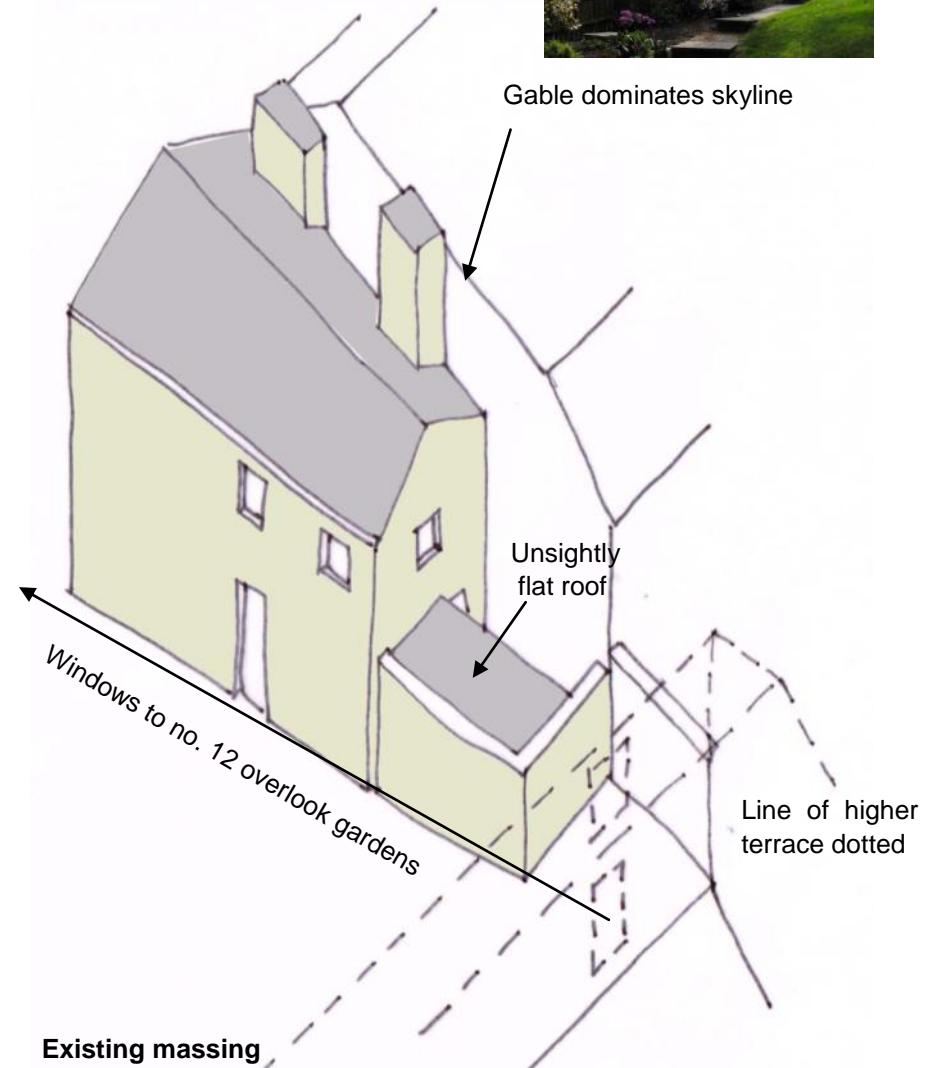
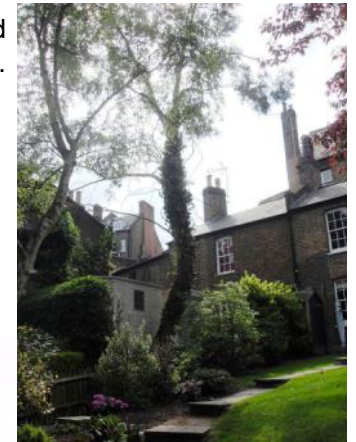
Existing east elevation C. 1:100@A4



← 13 Mansfield Place →

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The houses to the west of Mansfield Place are at higher level than no 13. (school visible behind)



Existing massing



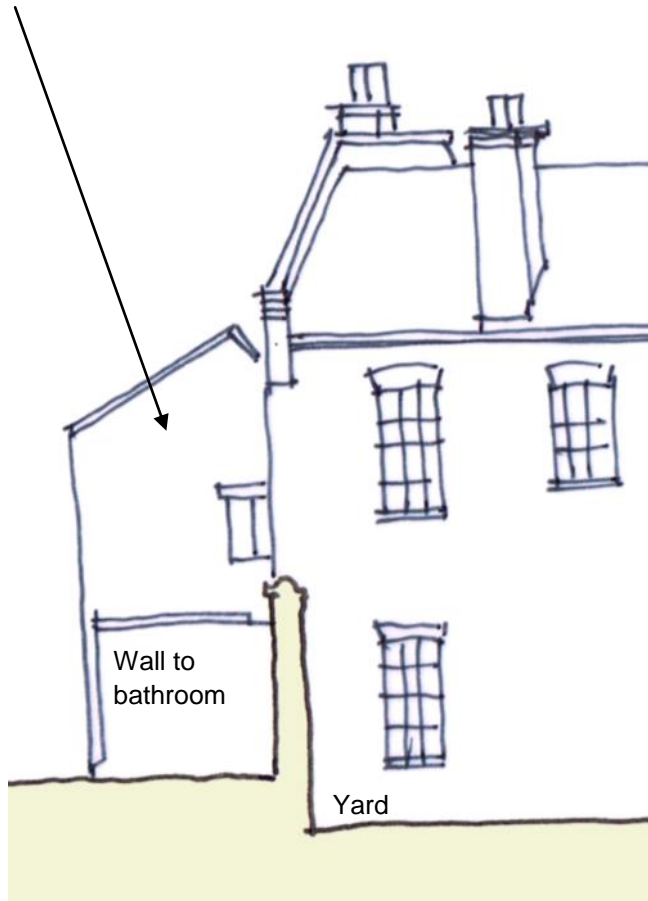
View of bathroom & yard from above



'dank' yard

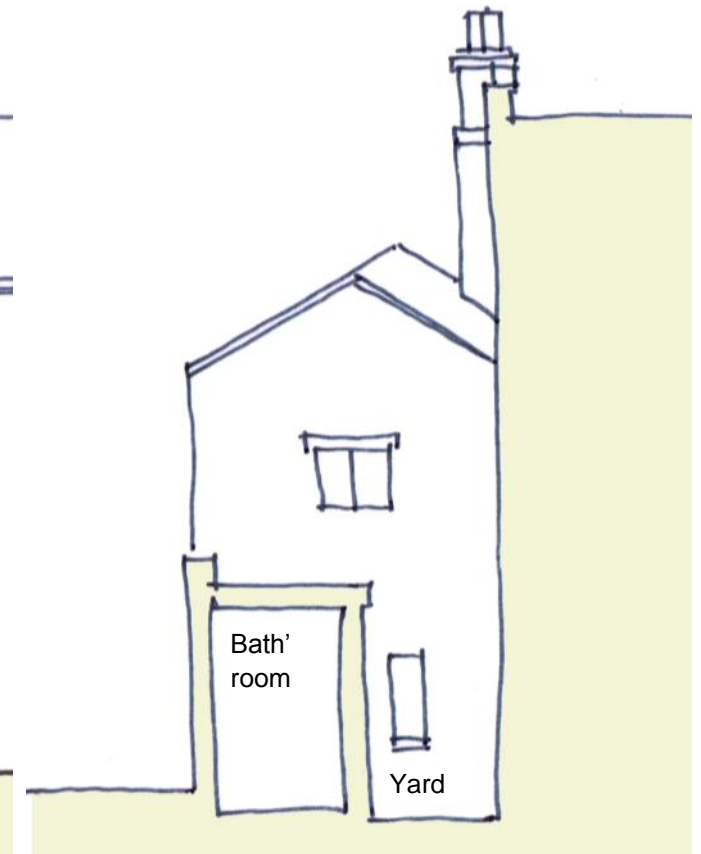
Section thro Streatley Place Yard. c.1:100@A4

East Elevation of No 13



← 1-4 Streatley Place →

Section thro bathroom. c.1:100@A4



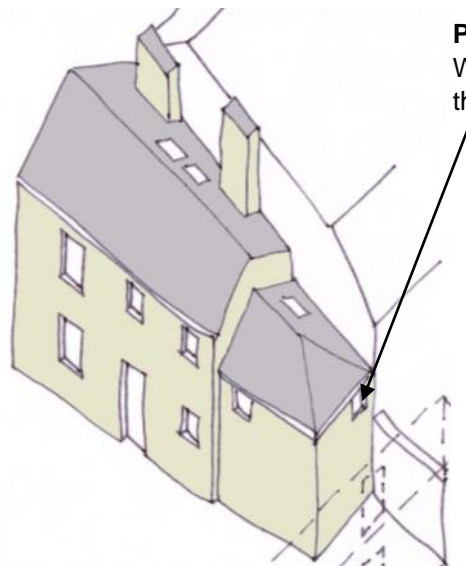
← Streatley Place →

Pre-application advice: was sought from the council in October 2012. ref: CA/2012/ENQ/07935 for:

- a two storey brick extension with a slate roof, roof lights, small windows to the north and west and an internal head height of 2metres at the eaves to replace the bathroom extension
- new windows in the style of the existing sash windows to the north elevation to improve the level of daylight within the property.
- roof lights to the rear pitch to bring light into the back of the plan

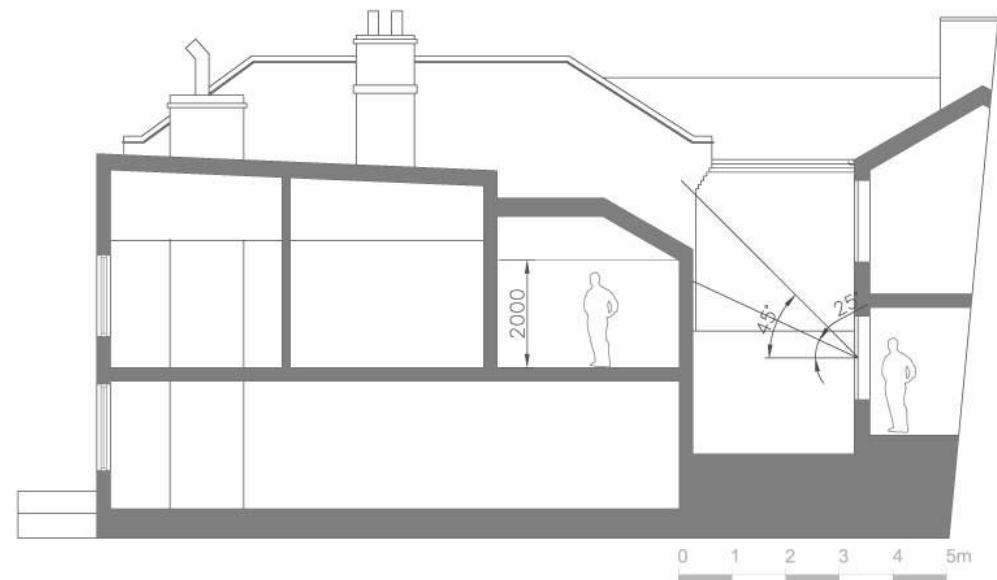
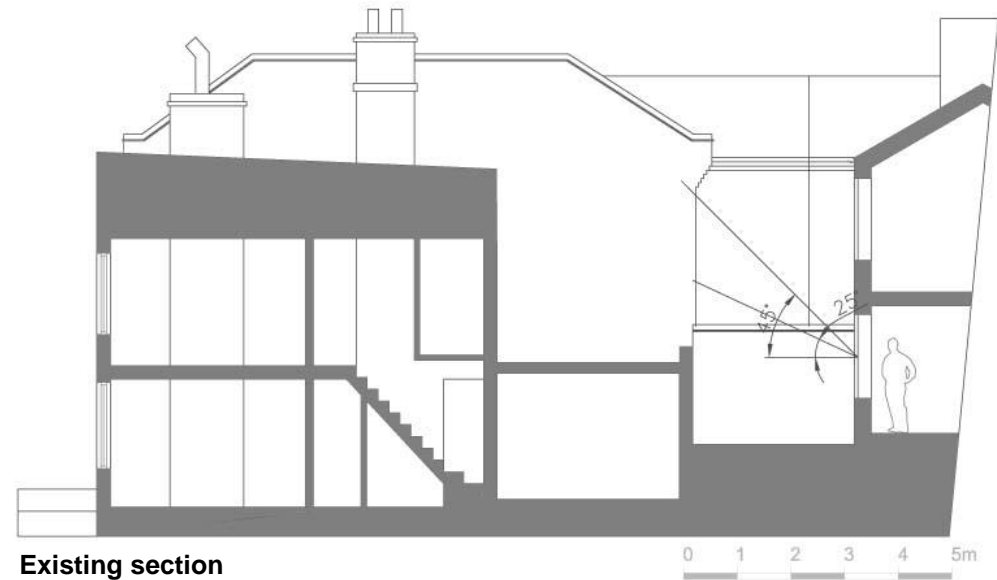
Design: The advice received from Camden confirmed that the design conformed to Camden's planning guidance in terms of design and appearance.

Residential Amenity: Camden advised that no 12 Mansfield Place would suffer some loss of amenity due to the height of the proposal and the window to the west elevation.



Pre app advice:
Window could impact on the privacy of no 12

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Proposed section. Pre-app advice — BRE site guidance indicates height could affect amenity of no 12 (as the extension intersects 25 degree angle taken from centre of the lowest window)

The proposal: is to sensitively modernise and repair the house. The external envelope will be thermally improved and a modern standard of accommodation provided comprising two bedrooms, an upstairs bathroom and open plan living space to the ground floor.

A two storey brick extension with a slate roof will replace the unsightly bathroom extension and is subordinate to the existing house. The height internally at the eaves of the 1st floor has been reduced from 2000mm to 1750mm to reduce the impact on the garden of no. 12.

New windows to reflect the existing windows are proposed to the north elevation to improve the level of daylight within the property. The proposed window on the west elevation has been omitted to protect the amenity of no. 12.

Conservation roof lights to the rear pitch will bring light into the back of the plan.

Impact: the house lies within the shadow of the flats to Streatley Place, which dominate the townscape, skyline and as a result the character of the conservation area. The proposed extension is subordinate to both the flats and the house and so has minimal impact on the conservation area, daylight and sunlight of no. 12

The new windows will be in the style of the existing windows (see elevations) and so we do not consider that they are detrimental to the character of the conservation areas.

No 12 is around 1500mm higher than no 13 and so the affect of the proposed extension is less significant than if they were level.

Refer to accompanying scale drawings for detail.

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Section thro line taken from the centre of ground floor window of 12 Mansfield Place and corner of proposed extension at no 13

