

8 Mansfield Road
London NW3 2HN

Design and Access Statement
23rd October 2009

8 Mansfield Road, London, NW3 2HN
Design & Access Statement

Contents

1. OVERVIEW

- 1.1. Executive Summary**
- 1.2. Introduction**

2. SITE

- 2.1. Site Location**
- 2.2. Site Context**
- 2.3. Site Access**

3. DESIGN

- 3.1. The Proposal**

4. ACCESS

- 4.1. Access Statement**

1. OVERVIEW

1.1 Executive Summary

The statement has been prepared to support an application for full planning permission Mrs Veena Pugh (the applicant) for new timber sash double glazed windows to First Floor Flat, 8 Mansfield Road, London, NW3 2HN.

The application is located within a Conversation Area. The new timber sash windows are in keeping with the general look of the property and that of the area.

The new timber sash windows will provide greater noise insulation and also provide less heat loss from the property which has a small environmental impact.

The colour and type of windows are in keeping with overall appearance of the property and that of the area and other properties on Mansfield Road.

As the new timber sash windows has no impact with any relevant planning policy at a national, regional, and local level it is considered planning permission should be granted.

1.2 Introduction

This design and access statement has been prepared to support the Planning Application by Mrs Veena Pugh (the applicant)

This document should be read in conjunction with drawing numbered:-

- 0001 / 001 – New Timber Sash Windows

The following information is also submitted in support of the application

- Covering Letter

2. Site

2.1. Site Location

The site is located on Mansfield Road and backs onto other residential properties as part of a terrace row of properties. To the north and northwest there is a mix of private residential properties. To the south and southwest there further residential properties following Southampton Road.

The predominant uses in the area are residential although there are a small number of shops along Agincourt Road and Fleet Road.

The townscape of the area primarily consists of low to medium rise, residential buildings that are typical for age and type for the period. It is considered that there are no significant landmarks in the immediate area.

2.2. Site Context

Mansfield Road is one of the main routes to Gospel Oak, while Southampton Road would be a route into Kentish Town.

The site is situated on between residential properties number 6 and 10 Mansfield Road.

The existing buildings on site and those in the surrounding area have the following characteristics:

- 2-4 storey height.
- Render or Cladding and/or brick facades.
- Emphasis on front elevations

View A – Standing on the opposite viewing directly onto 8 Mansfield Road





View B – From directly outside 8 Mansfield Road





2.3. Site Access

Vehicular Access

Existing access to the site can be gained Mansfield Road with controlled parking outside the property and on Roderick Road. Mansfield Road is served well by local public transport and rail.

Pedestrian Access

Pedestrian access is facilitated by public footpath on Mansfield Road. Once at the property there is a small low level gate and a short pathway to bring you to the front door.

Map showing site access for vehicular and pedestrian access



3. Design

3.1. The Proposal

The design proposal is to replace the UPVC windows on the First Floor Flat with new timber sash windows in keeping with the rest of the property, and therefore in keeping with Camden Council policy.

The environmental impact is to reduce the use of fossil fuels and to reduce the noise transfer from Mansfield Road, as there are times during the day that traffic noise is at its highest.

The colour and type of the new timber sash windows will be chosen to fit-in with the second floor flat as well as the ground floor flat. As the drawing and pictures within this document show that the proposal has been well considered.