

## **DESIGN AND ACCESS STATEMENT**

62 Mansfield Road

For proposed works please refer to the following drawings:

EX(00)00 Site Location Map  
EX(00)01 Existing Site Map  
PH-01 Existing Photographs  
PH-02 Proposed Street View  
L(00)00 Proposed Site Plan 1:200  
L(01)00 Proposed Ground Floor Plan 1:50  
L(01)01 Proposed Lower Ground Floor Plan 1:50  
L(01)02 Proposed Roof Floor Plan 1:50  
L(02)00 Proposed Sections 1:50  
L(03)00 Proposed Front Elevation 1:50

The site is located in the Mansfield Conservation Area between the rear of 62 Mansfield Road and an electricity sub-station that fronts Courthope Road. The site was formerly used as off street car parking and is currently empty.

The scheme proposes a small 1 bedroom house with a total floor area of 56.4sqm across ground floor and basement. The dwelling includes an entrance hall, WC, kitchen and living room, a double bedroom and a study with en-suite bathroom. An internal patio allows light to penetrate habitable spaces throughout the day due to the site's orientation.

Materials (predominantly brick and render) are sympathetic to the immediate context. The chosen brick, a TBS Tilbury Stockyard Mystique, will give the new building its own subtle identity, whilst harmonizing well with the surrounding London stock brick buildings.

## **PLANNING CONSIDERATIONS**

In terms of sunlight, the impact of the proposal on the ground floor residential flat at the rear of the retail unit at 62 Mansfield Road would be limited by the "cut back" of the south-eastern wall of the house.

The attached Sunlight and Daylight Report looks at the impact of the proposal on the ground floor residential flat at the rear of the retail unit at 62 Mansfield Road. It shows that daylight levels would remain above the recommended minimum BRE and BS level following the development of this scheme. A London Plane tree is situated approximately two metres from the western site boundary wall. Please refer to the attached arboricultural report for a detailed proposal to limit the effect of basement excavation on the tree.