

Flat 2, 110 Mansfield Road

Design & Access Statement

6th August 2014

A. Contents

A.	Contents.....	2
B.	Existing Site	3
1	<i>Introduction</i>	3
2	<i>Existing house and surroundings</i>	3
C.	Design Brief.....	4
1	<i>Aims & Objectives</i>	4
D.	Planning History.....	4
1	<i>Local Planning History</i>	4
E.	Proposals	4
1	<i>External appearance, scale and massing</i>	4
2	<i>Materials</i>	5
3	<i>Landscaping and boundary treatments</i>	5
4	<i>Sustainability</i>	5
5	<i>Flood Risk</i>	5

B. Existing Site

1 Introduction

The report details the proposal for the extension of the second floor flat at 110 Mansfield Road onto the existing roof terrace.

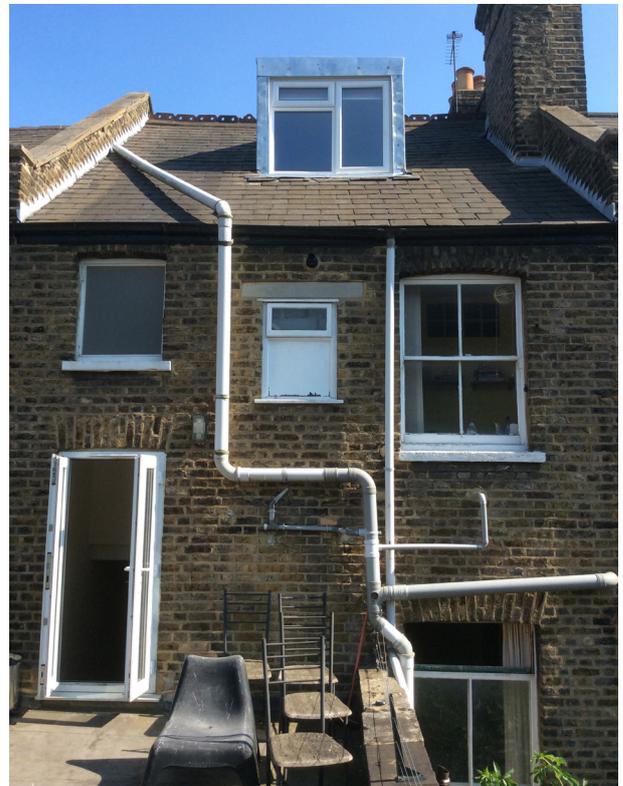
The purpose of this document is to describe the proposals and to demonstrate how we believe they are compliant with planning policy.

The development of number 110 Mansfield Road provides an ideal opportunity to return a dilapidated but handsome property to its former glory, whilst creating a beautiful and welcoming home, adding much needed habitable space.



2 Existing house and surroundings

Number 110 sits as part of a terraced row facing Mansfield Road, the building is three storeys high & has been split into three separate dwellings, with each dwelling on separate floors. Concurrent applications have been submitted to regularise the use of these flats which have been used as separate dwellings for many years, along with an



application for a new extension to the ground floor flat which this proposal seeks to create an homogenous link with.

The second floor flat occupies the whole of the second & third floor and includes a small roof terrace, with the exception of the entrance hallway and stairs to the lower floors.

The existing building has largely been left unaltered, with only the internal layout being



changed to enable the separation of the property into flats. This has resulted in an awkward and inadequately proportioned second floor flat which does not maximise the external roof terrace.

The rear of the house faces north towards the rear of houses along Rona Road. The garden extends 10.5m from the rear wall of the current existing ground floor bathroom.

The existing flat roof over the closet wing at the rear of the property has been used as a roof terrace for a number of years, and this is being confirmed under a separate application for a Certificate of Lawful Use (ref: Planning Portal-03570483). However, the fixed handrail that provides protection from falling to occupants of this roof terrace is insufficiently high to comply with current Building Regulations and will need to be replaced as part of the works.

C. Design Brief

1 Aims & Objectives

The objective of this application is to restore the property and provide additional accommodation in order to create a home more suitable for contemporary living.

The works will involve a new rear extension which will provide an opportunity for an additional bedroom with its own terrace.

D. Planning History

1 Local Planning History

There is no apparent planning history available for the property.

A planning application has been approved for a similar proposal at 96 Mansfield Road, as described below.

96 Mansfield Road NW3 2012/0585/P

Erection of a single storey rear extension and installation of doors to the rear elevation at second floor level of dwelling (Class C3)

Approved

E. Proposals

1 External appearance, scale and massing

The proposed works include the careful renovation of the existing house which is in a poor state and in need of refurbishment.

In addition to the restoration of the interior of the existing house, our proposals include a new extension to rear of the property.

The proposed extension has been carefully designed as a contemporary intervention which is subordinate to the main building but does not attempt to disguise itself as a structure of the same age. In this way the scheme achieves historical clarity in line with wider national planning policy guidelines.

It is our belief that any new addition to an existing period property should be sympathetic to - but distinct from - the host building. Thus our approach to this project has been to clearly distinguish the new extension from the existing property both in terms of form and materials. The form of the new extension is deferential to the main building, but responds to current ground floor application ref: Planning Portal-03584579

An approved planning application for a second floor rear extension at 96 Mansfield Road (ref. 2012/0585/P) sets a precedent in terms of the appropriate depth into the rear garden, and this line has been used in determining the extent both in depth and height for the extension proposed for 110.

The proposed extension fills the width of the flats terrace and includes a new balustrade which will form protection & security.

Fully-glazed windows to rear of the extension allows both natural daylight into the new bedroom & access to the external terrace.

2 Materials

The rear elevation of the new extension will be clad in tiles, introducing a subtle use of pattern & colour to refresh the facade and provide a complementary but independent finish to the existing brick which faces the garden currently.

The use of tiles will create a robust and tactile quality to the rear extension which will add value to the property and longevity.

The existing brickwork of the main house will be cleaned and repaired as necessary as part of the works.

The materials of this extension will match the current proposals for the ground floor extension to create an historical clarity & homogenous appearance.

3 Landscaping and boundary treatments

A new balustrade will form the boundary between neighbouring properties which will be agreed upon by both parties.

4 Sustainability

The new extension will be built to the latest standards required under Part L of the Building Regulations, including significant levels of thermal insulation.

5 Flood Risk

The application site is at negligible risk of flooding. A flood risk assessment has been provided separately.

