



# 110 Mansfield Road

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## *Design & Access Statement*

6th August 2014

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## B. Existing Site

### 1 Introduction

The report details the proposal for the refurbishment & extension of the ground floor flat at 110 Mansfield Road.

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

The refurbishment 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.



The ground floor flat occupies the whole of the ground floor (including the rear garden) with the exception of the entrance hallway and stairs to the upper floors. There is a small cellar beneath the property which is used for storage, but is not in a habitable condition.

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 inefficient ground floor internal layout which does not lend itself to family living.

The rear garden has not been maintained and as a result is considerably overgrown.

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.

## 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 the internal refurbishment of the existing house and reconfiguring of rooms to provide a more suitable arrangement for family living. A new rear extension will provide an opportunity for an open-plan living, kitchen and dining space to improve the house's relationship with the garden.

A primary objective of the brief is to allow the main part of the house to access the rear garden more readily, and to create an internal environment which capitalises on improving both provision of accommodation and an internal arrangement which suits modern needs.

## D. Planning History

### 1 Local Planning History

There is no apparent planning history available for the property.

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#### **114 Mansfield Road NW3 E10/3/6/34903**

*Change of use of ground and first floor to form a self contained, 2 bedroom flat on the ground floor and a studio flat on the first floor and associated works of conversion including the construction of a bathroom extension at rear ground floor level.*

*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 neighbouring properties by angling the roof of the extension providing both privacy and minimising the visual impact while allowing ample amounts of daylight into the internal layout.

An approved planning application for a ground floor rear extension at 114 Mansfield Road (ref. E10/2/6/34902) 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 plot between the existing closet wing of the house and the neighbouring property as well as extending outwards into the garden.

The extension includes a small external courtyard where the existing entrance to the garden once was. This allows daylight to reach both the new bathroom & the existing bedroom. Fully-glazed windows to both sides of the side extension allow long views to the garden from the bedroom within the main part of the house.

## 2 Internal layout

The proposed extension will create a more usable family space, providing an open-plan living, kitchen and dining area. The rear of the property will now open up directly to the garden and provide both better access & natural daylight.

The existing hallway has been reconfigured to allow direct access to the living areas instead of walking through the existing bedroom resulting in much improved internal circulation.

## 3 Materials

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

The use of stone 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.

## 4 Landscaping and boundary treatments

The existing boundary wall will be removed and replaced with a new quality brick wall to match the existing as closely as possible - following negotiations with the owners of the neighbouring property.

There will be no other changes to the boundary treatments.

## 5 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.

## 6 Security

The new extension will provide improved security, preventing intruders reaching the rear garden of the house, and limiting the opportunity for access to doors and windows whilst obscured from the view of neighbours.

## 7 Flood Risk

The application site is at negligible risk of flooding. A flood risk assessment has been submitted as part of this application.