

# Mansfield Bowling Club Site, Camden

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Design and Access Statement

March 2015









## Introduction

This Design and Access statement has been prepared in support of a full detailed planning application for the redevelopment of the Mansfield Bowling club site. The proposals include for the expansion and upgrading of the existing tennis facilities on the site, the creation of new publicly accessible open spaces for use by the whole community and the replacement of the current Clubhouse and indoor bowling green building to provide 21 residential dwellings with associated car parking and landscaping.

The development of the design has been borne out of extensive consultation with local residents and stakeholders in order to develop a scheme that responds

positively to the needs and desires of those most closely affected. The scheme has also been developed in close collaboration with Camden Borough Council through consultation with councillors, committee members and officers to deliver proposals that create a positive impact on the surrounding Conservation Area and meet all planning policy requirements.

This design and access statement is accompanied by a range of additional documents prepared in support of this application together with a full set of general arrangements plans, sections and elevations that, collectively, provide a comprehensive description covering all aspects of the design proposals.







MANSFIELD BOWLING CLUB

TUFNELL PARK

5 MINS WALK

TUFNELL PARK

10 MINS WALK





# Site Location

The site is located about equidistant from the major open landscaped spaces of Parliament Hill and Highgate Cemetery.

The site is well served by public transport. It lies within easy walking distance of Tufnell Park, Gospel Oak and Archway Tube stations. Bus routes 4, 214 C2 and C11 pass by the site. This results in the site enjoying a high PTAL rating based on the proximity of the bus stop that services these lines, the site's level of accessibility is split between PTAL "3" (average) and PTAL "4" (good).

*(Image opposite: Local area map)*



MANSFIELD  
BOWLING  
CLUB

WOODSOME ROAD

YORK RISE

CROFTDOWN ROAD

BROOKFIELD PARK

KINGSWEAR ROAD

LAURIER ROAD

DARTMOUTH PARK AVENUE

# Site Context

## Dartmouth Park Conservation Area

The site sits within the Dartmouth Park Conservation Area. This area is a predominantly residential area laid out with a strong traditional Victorian Street pattern. The surrounding buildings are typically of a very high quality with the majority being traditional Victorian town houses or detached pavilions. Some more modern post war buildings have been built to infill areas of bomb damage during the war but these are in the minority.

## Typical Building Materials

The local area has predominantly brick built buildings using a variety of London stock bricks and some red bricks. White render is commonly used to articulate the ground floor storey or to provide accent around the main front entrance and key features such as bay windows on the main façade.

## Landscape

The streets enjoy extensive mature tree planting and houses often benefit from hedging to front boundary with the street to create a soft and richly landscaped street scene.

## Site Boundaries

The site itself is located in the centre of an urban block with little or no street frontage of its own. The boundaries of the site are formed, largely, by the rear gardens of neighbouring properties along Croftdown Road, York Rise, Laurier Road and Dartmouth Park Avenue.

## The Clubhouse

Mansfield bowling club has a 1970s built clubhouse which is in a poor state of repair and is identified by the council as being detrimental to the character of the conservation area.

*(Image opposite: Site aerial)*



Laurier Road  
Victorian town houses have ground floor levels highlighted with render and upper levels of London stock brick. Windows are vertical in proportion and often have white painted reveals.



Mature Street trees, Croftdown Road  
Extensive mature street trees and hedged front gardens create a richly landscaped streetscape.



Laurier Road  
Detached houses of London stock brick have entrances and bay highlighted with white render and a hedged street frontage.



Garden wall, York Rise  
The most common local material is a light coloured Gault clay London stock brick.



CROFTDOWN ROAD

YORK RISE

WOODSOME ROAD

LAURIER ROAD



# Mansfield Bowling Club

## Entrance and boundaries

The site has a very limited connection to the surrounding streets. A single pedestrian and vehicular entrance is located off Croftdown Road between properties of Regency Lawn. Further north, up Croftdown Road, the site has a modest length of fenced boundary with Croftdown Road.

*(Image opposite: Site aerial from West)*



View towards entrance  
View towards the site entrance between properties of Regency Lawn on Croftdown Road.



View into site from entrance



View of site boundary  
View towards the fenced boundary with Croftdown Road in the north-western corner of the site.



View into site  
View into the site over the fence on Croftdown Road.

# Mansfield Bowling Club

## Clubhouse and Southern area

The site can be broadly split in half with the clubhouse and parking areas taking up the southern half of the site and the more open bowling green and tennis courts occupying the northern half.

The site has a single vehicular and pedestrian access, created by a gap between houses in Regency Lawn on Croftdown Road. This entrance leads into an extensive area of hard standing that provides 68 parking spaces surrounding the southern and western edges of the clubhouse building.

The 1970s clubhouse building accommodates an indoor bowling rink, two bars, changing facilities, meeting rooms and a small private flat. The building is in a poor state of repair and is noted, by the council, as being detrimental to character of the Dartmouth Park Conservation Area.



View from entrance  
View towards the front of the 1970s clubhouse building from the site entrance



View West from clubhouse  
View from the clubhouse towards the rear gardens of Regency Lawn over an extensive area of car parking



Southern elevation of clubhouse  
View along the southern façade of the clubhouse towards the main vehicular entrance on Croftdown Road



Northern elevation of Clubhouse  
A second bar on the first floor of the clubhouse looks north with generous views over the external bowling green and tennis courts in the northern part of the site.

# Mansfield Bowling Club

## Open Northern Area

The northern half of the site is at a higher level than the southern half with a bank running east west along the northern flank of the clubhouse building. This part of the site is open in character with an existing, now disused, Bowling Green and the tennis courts used by Kenlyn Tennis club. A timber clubhouse, next to the south eastern corner of the tennis courts is used by Kenlyn tennis club as a clubhouse. It has no power or running water and is also in a poor state of repair.



View from clubhouse bar

A panoramic view from the main clubhouse bar over the bowling green, tennis courts and beyond to the rear of the houses on Dartmouth Park Avenue that sit above and overlook the site.



Tennis courts

The current tennis courts in the north eastern corner of the site have a shale surface with sub-standard run off areas.



Tennis clubhouse

View of the timber shed currently being used as a clubhouse by Kenlyn Tennis club.



Mansfield Bowling Club Scoreboard