



3 Wesleyan Place,  
NW5 1LG

nancy@gouldstonearchitects.co.uk

0044 745 3291906

13.04.2015

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## 46A MANSFIELD ROAD: PLANNING STATEMENT

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Site Location



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### PROPOSAL

- The creation of a single storey wrap around rear extension at ground level with six new rooflights in order to provide additional habitable space for a young growing family that will allow them to continue living in the house in the future.
- The proposed design includes a side return extension which infills part of the current side area as well as extending out 4.2 metres at the furthest point from the existing closet wing and 3m at the shortest point. This will provide space for a family sized kitchen, play area, living room and study. There will still be between 6.5 and 7 metres of garden remaining from this point.
- The proposed design includes a side return extension which infills part of the current side area as well as extending out 4.2 metres at the furthest point from the existing closet wing and 3m at the shortest point. This will provide space for a family sized kitchen, play area, living room and study. There will still be between 6.5 and 7 metres of garden remaining from this point.
- A portion of the side area will remain external thus becoming a courtyard that the rear ground floor window of the existing bedroom 2, the window of the new study and a doorway from the play area will all look onto and benefit from natural light and ventilation from this area.
- The proposed design of the rear extension is slightly angled to allow the kitchen / dining area it to have as great a connection as possible with the garden area as well as maintaining privacy and reducing the impact of the extension.
- A shallow canopy that runs above the rear line of the extension allows the building to be sheltered from rain and the elements aswell as making the terrace area more useable.
- The proposed rear elevation is formed by three metal framed bifolding doors and a single full height metal framed window s with ipe timber cladding to either sides of the glazing and to the underside of the canopy.
- The design proposes to rebuild the existing garden walls on both sides in order to form the walls of the extension. This will be in London stock brick to match the existing brick. At present there is a low garden wall on all sides of the garden with timber fencing or trellis above to a height of approximately 2.1 metres. The design proposes to rebuild the existing garden wall up to the height of the fencing / trellis to approxmiately



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2.1metres. Set back from the neighbours' edge of the garden wall from the centre point of the wall, will sit the timber clad extension approximately 800mm high. Therefore, the additional height will be comprised of the light weight timber clad extension, not in brick, so as to reduce the impact and sense of enclosure on the neighbouring properties.

### **SITE DESCRIPTION**

- 46 Mansfield Road is a three storey Victorian terraced dwelling with a pitched roof and a two storey flat roofed closet wing. Generally on Mansfield Road the closet wings and extensions to the original Victorian buildings vary in design, height and depth within the rear gardens. The building is situated in the Mansfield Conservation area. It is not listed.

### **PRECEDENT**

- 34 Shirlock Road
- 43a Constantine Road
- 32 Shirlock Road
- 30 Mansfield Road
- 136a Fleet Road
- 110 Mansfield Road
- 100 Savernake Road
- 47 Roderick Road
- 124 Fleet Road
- 27 Downside Gardens
- 29 Agincourt

### **RELEVANT POLICY**

- LDF Core Strategy and Development Policies
- CS5 – Managing the impact of growth and development
- CS14 – Promoting high quality places and conserving our heritage
- DP24 – Securing high quality design
- DP25 – Conserving Camden's heritage
- DP26 – Managing the impact of development on occupiers and neighbours
- Camden Planning Guidance 2011/2013
- CPG1: Design;



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- CPG6: Amenity
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- Mansfield Road Conservation Area Appraisal
- London Plan
- NPPF

### PRE APPLICATION ADVICE

- Pre-Application (2014/4461/PRE) advice was given on the 4th of September 2014 by Fergus Freeney to the Applicant which advised:

*“A range of rear extensions of varying sizes and styles can be seen on the surrounding properties at this part of Mansfield Road. The application site being one of the few properties which does not benefit from some form of rear alteration.*

*Given the number of rear extensions in the area it is my considered opinion that the principle of a wrap around extension is likely to be acceptable provided that the design is of a sufficiently high standard and it does not impact upon the amenity of adjoining neighbours.*

*As no details of the design of the extension has been submitted I am unable to comment on this aspect, however Camden does encourage high quality, well designed contemporary architecture in this situation.*

*With regard to the impact on the amenity of neighbours, as the proposal is for a single storey extension there is unlikely to be any significant impact, however, this will need to be properly assessed by way of a site visit once an application has been submitted. Given the depth of the application is a chance it could affect the windows of the neighbouring properties within the side return and it would need to be demonstrated that this would not be case.*

*It is considered that the general principle of an extension here is acceptable, however based upon consultation feedback once an application is submitted we may need to negotiate minor alterations to the design and overall size of the scheme”.*

### PLANNING CONSIDERATIONS

- The proposal is to increase the amount of living space so that the young and growing family can continue to live in the flat in the future. The proposal will not be a change of use or alter the visual appearance of the front of the house.

The extension is modest in scale and the gray material palette is subtle and designed to not compete with the main volume of the house. The roof lights will be low level and of conservation grade specification.

The design of the single storey side and rear extensions is designed to appear secondary and subservient to the main three storey building in form, scale and proportions.

The rear extension will be comprised of high quality timber ipe cladding to the rear facade as well as the small area in the side return that forms the new courtyard,. Ipe is a mid brown water resistant timber that ages well and becomes gray over time. This will allow the extension to discreetly blend in with the existing area. The use of a different material to that of the main victorian era property allows it to identified as from a different era



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and does not confuse the extent of the original building. High quality metal framed glazed doors in a black finish will allow the building to remain delicate in appearance and subservient to the heavy, solid appearance of the parent victorian brick building.

The extension will not create any new overlooking conditions. There is currently a window in the closet wing of the property which faces onto the side of no. 2 Shirlock Road's garden. There is currently a 2.1m fence in place that will remain in place that blocks the view of 46 Mansfield Road's garden from no. 2 Shirlock Road. This will remain unchanged.



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As per the Pre Application advice:

Camden Planning Guidance advises that rear extensions should be designed to:

- *be secondary to the building being extended, in terms of location, form, scale, proportions, dimensions and detailing;*

As the design is single storey, its scale reads as secondary to the original building. As its height at 2.9m is also below the floor to ceiling height for the ground floor of the original building 3.4m, it also appears secondary. The design uses simple, delicate detailing with simply framed thin framed doors and window that is designed not to compete with the original Victorian architectural detailing. The use of glass allows for the existing greenery from the garden to be reflected thus making the extension blend further with its surroundings.

The use of ipe wood to clad the small areas that are not glazed will allow the building to blend into its surroundings. Over time, this water resistant timber, ages well and goes gray. This will result in a building which will still appear fresh and clean over time as well.

- *respect and preserve the original design and proportions of the building, including its architectural period and style;*

The proposed design respects and preserves the original design and proportions of the building, including its architectural period and style as it reads clearly as subservient and secondary to the original building. The use of a different material - ipe timber cladding and the glazing allows the extension to be read clearly as a later addition to the original Victorian house and allows the design, proportions and period and style to be clearly understood as original. The fact that the design is not trying to imitate through pastiche allows for the integrity of the original Victorian building to be maintained.

- *respect and preserve existing architectural features, such as projecting bays, decorative balconies or chimney stacks;*

In the side return area of the extension, the proposed design is set back from the original rear line of the Victorian building by placing a courtyard between the new building and the original rear facade. In this way, the existing window looking from bedroom 2 out is protected and maintained. The rear closet wing will be wrapped around but projects above the single storey proposed extension and therefore is also clearly discernible. The existing closet wing is not of the same architectural merit as the main original part of the building and appears to be a later addition.

- *respect and preserve the historic pattern and established townscape of the surrounding area, including the ratio of built to unbuilt space;*



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The proposed extension will not be visible from any road, public or private, it sits within the existing boundary of the house. Many other extensions already exist on this road. As the Pre-Application advice noted

“A range of rear extensions of varying sizes and styles can be seen on the surrounding properties at this part of Mansfield Road. The application site being one of the few properties which does not benefit from some form of rear alteration.”

Therefore the proposed extension will respect the established historic pattern of the surrounding area. In terms of maintaining the ratio of built to unbuilt space, there will still be 7metres of garden left free from buildings.

- *not cause a loss of amenity to adjacent properties with regard to sunlight, daylight, outlook, overshadowing, light pollution/spillage, privacy/overlooking, and sense of enclosure;*

At present on both sides of the area that the design proposes to build upon, there is an existing 2.1m barrier dividing the garden from the neighbouring properties. With no. 48 this takes the form of a 1500mm brick wall with a trellis that brings the height up to 2.1m, with 44, a low brick wall with a fence reaches up to 2.1m. The design proposes to rebuild the existing brick walls in matching brick up to a height of 2.1m and then to set back a lightweight timber clad portion up an additional 0.8m. Therefore the proposed design only adds an additional 0.8m to the existing condition and only to a portion of the garden. There are no windows in this portion of the extension, so there are no overlooking issues created. The lightweight design of the additional section will break up the volume and reduce its sense of enclosure.

The new windows at the rear are angled in towards each other to maximise the privacy of the extension. The existing 2.1m walls on both sides and to the rear of the garden will prevent any views between either 48 or 44 or no. 2 Shirlock Road behind.

- *allow for the retention of a reasonable sized garden; and*

At the minimum point, 6.5 metres of garden space at full width of 5.4m is maintained at the maximum point 7.5m is maintained at full width. This size garden is a generous size for London.

- *retain the open character of existing natural landscaping and garden amenity, including that of neighbouring properties, proportionate to that of the surrounding area.*

The design maintains the current garden space and does not seek to pave over the natural landscaping. The garden will still be large enough to be used as a valuable amenity for the family and their child. The proposed remaining garden will still be proportionate to that of the surrounding area.