

Planning statement incorporating
Design & Access Statement
to accompany the Planning Application
for the development at

52 Mansfield Rd NW3 2HT

PROPOSAL:

Erection of single storey rear/side extension at ground floor level

APPLICANT:

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January 2016

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1.0 INTRODUCTION

1.1 Application site

This statement is prepared by YouArchitecture Ltd. in support of an application for a development at:

'52 Mansfield Rd NW3 2HT'

1.2 Scope

The document includes a Design & Access Statement which is intended to explain the rationale behind the design of the proposal. The Design & Access Statement is in accordance with Government Circular 01/06 "Guidance on changes to the Development Control System" and reflects the steps that are set out in the CABE's document "Design and Access Statements, How to write them, read and use them".

2.0 THE SITE AND ITS SURROUNDINGS

2.1 Location

The proposal site is situated in Mansfield Road. It is a three storey Victorian terraced dwelling with a pitched roof.

2.2 Site constraints

The building is situated in the Mansfield Conservation area. It is not listed building.

2.2 Site use

The property has been used as residential for many years and converted to self-contained flats for a number of years.

2.3 Surrounding

The surrounding area consists mainly of residential properties or flats and some commercial buildings. The site is very close to Hampstead Heath Park (0.5 mile or 10 min walking distance).

3.0 THE PROPOSAL

3.1 The proposal is for

'Creation of a single storey wrap around rear extension at ground floor level with four new rooflights' that would respect the context of the surrounding environment.

3.2

The proposal intends to provide additional habitable space for a young growing family that will allow them to continue living in the flat in the future.

3.3

The proposed design includes a side return extension which infills part of the current side area as well as extending out to the garden. This will provide space for a bathroom, family sized kitchen, dining and living area.

3.4

A portion of the side area will remain external thus becoming a courtyard that the rear ground floor window of the existing bedroom 2 will look onto and benefit from natural light and ventilation from this area.

4.0 DESIGN:

4.1 Design Principles.

In order to respect the Principles of Good Design, Lifetime Homes standards and Codes for Sustainable Homes and to comply with the national as well as local planning policies including Supplementary Planning Document and Urban Design Guidance, the development is proposed to address the followings:

4.4.1 External design/impact

4.4.2 Internal design/layout

4.4.3 Light

4.4.4 Outlook

4.4.5 Privacy-overlooking

4.4.6 Pattern of development

4.4.7 Character of the area

4.4.8 Use

4.4.9 Quality of life

4.4.10 Flexibility

4.4.11 Density

4.4.12 Diversity

4.4.13 Amount and scale

5.0 ACCESS:

5.1

The site can be accessed via pedestrian/vehicle way from Mansfield Road and it is well located for pedestrian access to facilities as set out below, all within walking distance (1 mile or less).

- 1- Schools.
- 2- Local shopping areas.
- 3- Doctors.
- 4- Public open space
- 5- Tube Station
- 6- Bus Station

5.2

Public transport is well provided in the locality. Also there is Gospel Oak train stations which is approximately 0.2 mile away (4 min walking distance), as well as many bus stops nearby.

5.3

The location of the site is sustainable, and has good provision for travel means other than a car.

6.0 PLANNING HISTORY:

6.1 Planning history related to the application site can be found on the council website.

7.0 PLANNING POLICY CONTEXT:

7.1 We considered the following policies to prepare this application:

- London Plan 2015
- NPPF
- The London Borough of Camden Planning Guidance
- CPG1: Design
- CPG6: Amenity
- Mansfield Rd Conservation Area Appraisal
- 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

7.2 Precedent

- 34 Shirlock Road
- 43a Constantine Road
- 32 Shirlock Road
- 30 Mansfield Road
- 46A Mansfield Road
- 136A Fleet Road
- 110 Mansfield Road
- 100 Savernake Road
- 47 Roderick Road
- 124 Fleet Road
- 27 Downside Gardens
- 29 Agincourt

8.0 EVALUATION:

8.1 DESIGN

8.1.1 External appearance/impact

The impact of the proposal on the general street scene is not relevant because there are no external changes to the front elevation. The main alteration externally is to have side/rear extension plus insertion of four rooflights, which are not visible from the main road.

External changes will be in keeping with the character of the area as described in relevant planning policies, and materials will match the existing in order to prevent any harmful impact on the area.

The design of the extension would appear secondary and subordinate to the main three storey building in form, scale and proportions.

8.1.2 Internal layout

The proposed layout is dictated by the existing building and will be in compliance with standards of living conditions outlined in the relevant policies.

Proportion and relation of internal spaces have also been important issues, and all habitable spaces to be of a high standard in size and they are well proportioned in relation to each other.

8.1.3 Light

The proposal would provide a satisfactory level of sunlight/daylight for occupiers of existing and adjoining properties and would prevent causing loss of light or any issues of overshadowing on adjoining properties.

8.1.4 Outlook

The scheme would provide a satisfactory level of outlook for occupiers of the property and maintain the existing outlook of adjoining properties.

8.1.5 Privacy-overlooking:

No issue of overlooking and privacy to be caused by the development. However, the proposal is based on the planning policy which states the privacy criteria will be applied flexibly in relation to the specific context of proposed development and in recognising that the objective of privacy can often be better secured through careful and imaginative detailed design rather than physical separation alone.

8.1.6 Pattern of development

The proposal would respect the existing pattern of development in the area and will not be involved in any change to the existing development pattern in the area.

8.1.7 Character of the area:

The scheme would be in keeping with the existing character of the area in terms of visual appearance, height, orientation, frontage design and materials.

8.1.8 Use

The government planning policy has placed greater emphasis on the benefits of facilitating residential uses on underused sites in sustainable locations. The site is within a residential area and is immediately neighboured by residential houses, such that the proposal would be appropriately located in compliance with relevant planning policies. It is therefore considered that the proposal would benefit the area by making a good use of underused residential space.

8.1.9 Quality of life:

The design aims to comply with Lifetime Homes standards and Principles of Good Design to provide a good quality of life for the residents.

8.1.10 Flexibility:

The scheme aims to respect the growing demand of housing in the future and to provide a flexibility to adapt to future social and economic needs.

8.1.11 Density

With attention to the amount of local amenities, services and public transport around the area, there is a good potential to increase the accommodation space. Therefore, the development will help the area to meet its optimum density.

8.1.12 Diversity

To enhance the variety of choice within the neighbourhood without compromising the quality of life and in order to provide a dwelling with an adequate size, harmonized appearance and regular pattern, the proposal can accommodate a family who may not afford a large house in the area.

8.1.13 Amount and scale

The proposed unit is a specific, contextually sensitive response to the size, shape and location of the site.

8.2 ACCESS

The application site is within a very sustainable location, with good access to public transport links. Access to the property is unchanged.

9.0 CONCLUSION:

9.1 DESIGN

The proposed extension can be seen as an appropriate use of underused building within this location, wherein residential development is prevalent. A reasonable standard of living conditions would be provided for future occupiers. The level of proposed development seeks to ensure that the project is economically viable for the client and responds to the brief's demand for a high quality residential development as well as to conserve the heritage and character of the area. Therefore, the proposal would cause no undue harm to the current/future occupiers, neighbouring residential occupiers or the whole area in general.

9.2 ACCESS

The application site is within a very sustainable location, with good access to public transport links. Therefore there will be no issue of access as a result of this development.