



MANSFIELD ROAD

Design and Access Statement

10.10.2016

Planning application submission

Takero Shimazaki Architects

CONTENTS

- 1.0 INTRODUCTION
 - 1.1 This statement
 - 1.2 Site Location
 - 1.3 Planning History
 - 1.4 Design Team

- 2.0 CONTEXT
 - 2.1 The Property Today
 - 2.2 Local Precedents

- 3.0 PROPOSED DESIGN
 - 3.1 Conversion and housing mix
 - 3.2 Form and scale of extensions
 - 3.3 Materials
 - 3.4 Bin storage
 - 3.5 Access
 - 3.6 Parking

- 4.0 MEETING THE CLIENTS BRIEF

1.0 INTRODUCTION

1.1 THIS STATEMENT

This Design and Access Statement is to support a planning application submission for conversion from dwelling house (C3) to apartments (C3 - 1 x 2 bed, 2 x 1 bed and 2 x Studio). The proposals also include a rear ground floor extension, a new external door to access terrace at second floor and front and rear loft dormers. The proposed design aims to improve the overall appearance of the site, property and local area and is in keeping with the surrounding context.

In the design of the proposed scheme, we have carefully considered the following planning guidelines:

National Planning Policy Framework 2012

7. Requiring Good Design

Camden Planning Guidance

CPG 1 - Design

CPG 2 - Housing

Mansfield Conservation Area Appraisal and Management Strategy

1.2 SITE LOCATION

The site is located in the Camden Council Area and in the Mansfield Conservation Area. The full address is 120 Mansfield Road, London NW3 2JB.



Application Site ———

Fig 1. Site location plan

1.3 PLANNING HISTORY

In 2015, a planning application was submitted for the erection of a front and rear dormer but was later withdrawn (reference 2015/3368/P). In recent months, Angela Ryan (Planning Officer – Enforcement Team) has been advising the owner and t-sa regarding the use of the house and issue of a potentially self-contained flat at second floor level. Following advise from Ms. Ryan, the decision was taken to submit a formal planning application for conversion of the house to 5 self contained flats.



Fig 2. Proposed front and rear elevations (reference 2015/3368/P)

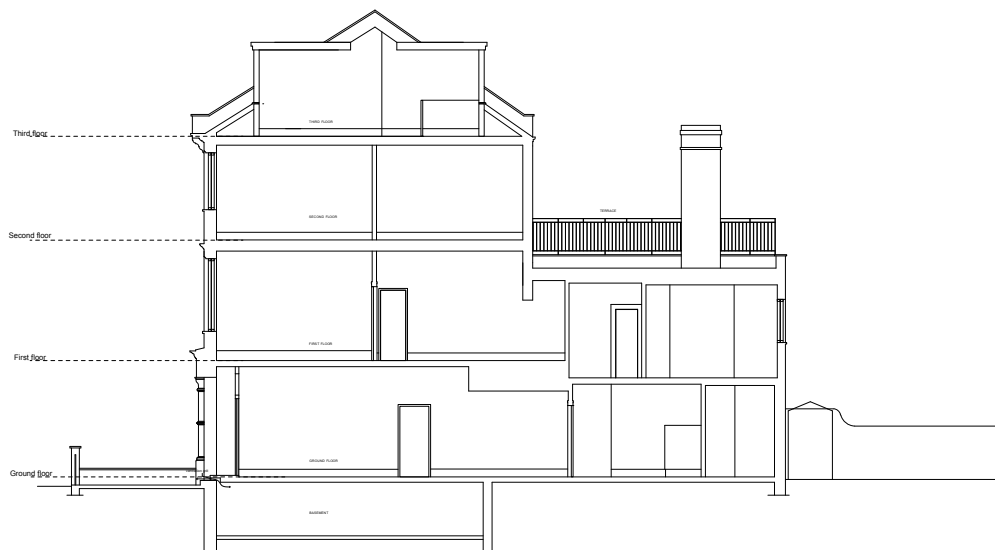


Fig 3. Proposed section (reference 2015/3368/P)

1.4 DESIGN TEAM

Takero Shimazaki Architects is an award winning practice specialising in high quality context-driven architecture. In March, t-sa was awarded the BD Refurbishment Architect of the Year 2016 and received RIBA awards for both the Curzon Cinema Bloomsbury and Leicester Print Workshop projects, which were both refurbishments. The practice's work is currently focused on the sensitive and sympathetic re-working of existing buildings and structures.



Fig 4. Grade II listed restoration and conversion to residential on Dean Street in Soho



Fig 5. Sensitive reworking of historical features

Notable achievements include endorsement by the Dorking Preservation Society for a new house in Abinger Common, Surrey. The site is located in an Area of Outstanding Natural Beauty and is adjacent to 'Goddards', a very well regarded house designed by Edwin Lutyens in the late 1800's. The skills and experience of the team have been applied to this proposed development to deliver a similarly high quality design that is sympathetic to its surroundings and will deliver 5 new flats to help meet Camden's need for new housing.

Jo Berryman is the owner of the property. The interiors will be designed by her interior design studio, Jo Berryman Studio (www.joberryman.com), who have collaborated with t-sa on multiple residential projects in the last few years. JBS is renowned for delivering homely and sympathetic interiors. They have a lot of experience working with period properties in the Hampstead and Camden area.



Fig 6. Refurbishment of Curzon Bloomsbury cinema, working closely with Camden Conservation Team, completed in 2015

2.0 CONTEXT

2.1 THE PROPERTY TODAY

120 Mansfield Road is a mid terrace six bedroom Victorian property with a loft space and rear garden. The property is currently in a good condition. Prior to Jo's purchase it had no central heating and had not been renovated for 40 years. Jo's building team put in central heating and renovated the bathrooms in particular.



Fig 7. Front elevation of the property



Fig 8. Ground and first floor view from the garden



Fig 9. View from garden of neighbouring properties with second floor rear terraces



Fig 10. View from the existing second floor terrace



Fig 11. View from the existing second floor terrace to neighbouring properties

A terrace at second floor level can be accessed from the staircase through a window. There is currently no balustrade, which would need to be installed to meet Building Regulations. There is an existing loft space which had to be stripped out due to severe water damage from a leak in the roof. It is now in use as basic storage.

2.2 LOCAL PRECEDENTS

There have been a number of planning applications granted for ground floor extensions of varying design and layouts. Please see below some relevant local precedents that have been referenced for the proposed ground floor extension. In addition it is worth noting that the house does not back onto another garden or house and is not overlooked in any way. Directly opposite is a high timber wall, which was put up by the school to stop the views towards the newly developed primary school.



Fig 12. No. 13 Courthope Road

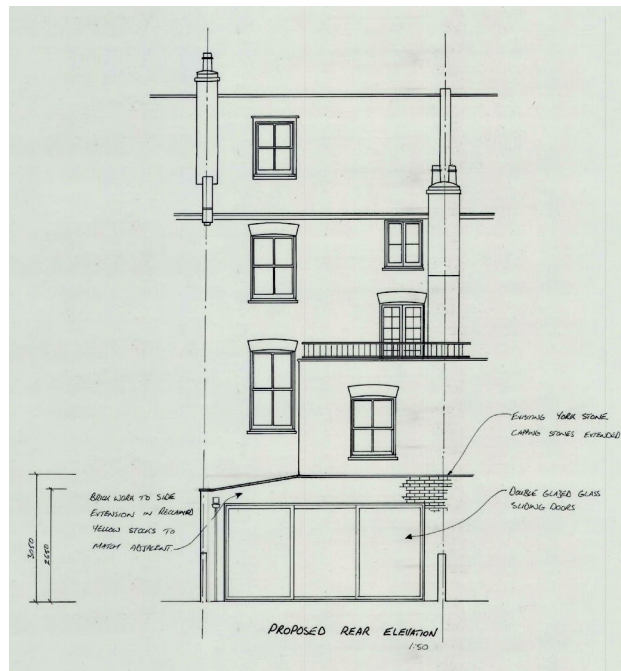


Fig 13. No. 30 Mansfield Road



Fig 14. No. 48 Courthope Road

There have also been approvals for front and rear dormer extensions on Mansfield Road and surrounding streets including Estelle Road and Rona Road. There are various types of front dormer windows in the surrounding area. A three bay dormer window is proposed to align with the ground and first floor bay windows below. Again the loft area does not overlook another property of equal height. Instead it overlooks a row of low council houses.



Fig 15. No. 14 Estelle Road



Fig 16. No. 27 Rona Road



Fig 17. Various front dormers on Mansfield Road

3.0 PROPOSED DESIGN

3.1 CONVERSION AND MIX

The proposal is to convert the existing six-bedroom house into 5 apartments all entered from a shared staircase/hallway. The proposed mix is for a 2 bed apartment with garden on the ground floor, a one bed apartment and a studio at first floor, a 1 bed apartment at second floor with access to the existing rear terrace and one studio in the loft accessed at the second floor landing.

3.2 FORM AND SCALE OF EXTENSIONS

The proposal involves a full width rear ground floor extension and front and rear loft dormers. The design of the extensions has been considered with the relevant policies and guidelines and are similar to recently approved extensions and dormers in the immediate area, see 2.2 above.

The rear extension is a full width extension with a simple arrangement of glazed doors giving access from the Kitchen/ Dining/Living space to the garden.

The roofscapes in the Conservations Area are varied. The proposed dormers have been designed to be in keeping with the Councils guidance on roof alterations in the Planning Guidance and as such believe it will not harm the Conservation Area. The roof dormers has been very carefully designed to ensure that the design is respectful of the host dwelling and have been designed to appear as separate small projections on the roof surface and are sensitive to the window proportions below (Section 5 of the CPG 1- Roofs, terraces and balconies). The front dormer is a three bay dormer window is proposed to align with the ground and first floor bay windows below. At the rear, the dormer is set back from the sides, ridge and eaves to appear as subordinate to the original roof.



Fig 18. Proposed front and rear elevations

3.3 MATERIALS

We propose to use a palette of high quality traditional and contemporary materials to compliment the existing building and the surrounding area: brick, zinc and timber framed windows. The ground floor extension will be constructed of brick with a more modern glazing system (metal frames) to compliment the traditional sash windows of the host property.

The loft dormers will be constructed in zinc to compliment the traditional slate roof finish. The railings around the terrace will be in decorated mild steel and will match the adjacent terrace.

3.4 BIN STORAGE

A small brick enclosure is proposed to accommodate bins at the front of the property.

3.5 ACCESS

The existing access to the house remains.

3.6 PARKING

Two family members (mother and sister) currently use two parking spaces registered to the property. It is proposed to retain these for the use of the ground floor flat and the second floor flat. Jo's mother is a registered dialysis nurse who performs house visits all around Camden and neighbouring councils and therefore requires a parking space for work. Jo's sister is an artist and part-time retail assistant. She uses the car to move larger art works between studios and the house.

4.0 MEETING THE CLIENTS BRIEF

Jo Berryman's brief to t-sa is to design the apartments such that they have the potential to be the family base in London. As mentioned previously, Jo's mother and sister already live at the property. As well as this, it is important that the flats are designed to provide high quality spaces and accommodation suitable for young families and professionals. Jo and t-sa apply incredibly high standards to their work. Many of their projects together appear in top design magazines. 120 Mansfield Road will be renovated to a very high standard.

Takero Shimazaki Architects

6a Peacock Yard
Illffe Street
London
SE17 3LH

T 020 7928 9171
E mail@t-sa.co.uk
Website: www.t-sa.co.uk

© 2016 Takero Shimazaki Architects

All rights reserved. No part of this document may be reproduced or transmitted in any form or by any means, electronic or mechanical, including photocopy, recording or any information storage and retrieval system, without prior permission in writing from the author.