

Design and Access Statement

Prepared by Advance Planning | Licensing



The proposal is for a Planning Application for a single storey rear extension at 5 Mansfield Road, NW3 2JD.

DESIGN STATEMENT

Introduction:

This statement document is prepared as support for full planning application for a single storey rear extension. The proposals are accordingly designed within the layout of the internal and external plans.

Use

The premise is currently running as an OFF-LICENCE store and the proposal does not change the use of the premises.

Site & Surroundings:

The site is located within the confines of London Borough of Camden. The site is a 2 storey building with a loft conversion and the application site is on the ground floor. The site is located on the commercial area of Mansfield Road with most of the properties with residential flats above. Properties around the site are, mainly being used as commercial units incorporating a wide variety of ages and life styles, also about a wide variety of commercial units with shops and supermarkets. The site is also on the border of a conservation area however the proposed changes are not major and therefore it will not harm the area.

Amount & Layout

The premises scale of the proposed scheme and design has been carefully considered in balance and in relative keeping with the existing neighbouring buildings.

Scale

The property is in an area of approximately

Access

The property is located within the commercial area. Site will remain, as existing therefore no public means of access will be affected. The site is served by existing access from the road by two way traffic.

Travel to Site

Existing surrounding roads and footpaths are in general good condition for pedestrians and vehicular access.

Public Transport:

Alternatives public transport is advised to all site personnel and visitors. Site personnel and visitors are always encouraged to use public transport.

Conclusion

The premises at 5 Mansfield road is not in a conservation area however it is on the border. However because the proposed changes to the premises is not major it will not have any negative impact on the area.



Mansfield Road is highlighted in red.

In conclusion, as we're aware the main frontage of Mansfield Road, is both residential and commercial use and we believe expanding the premises is the perfect way to give to the site this development, because the area is an highly populated with shops. We believe this rear extension will add to the premises and therefore be beneficial to the area.

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