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Design & Access Statement

Flat 1 (ground floor)

8 Mansfield Road

London

NW3 2HN

January 2017

Contents:

1.0	Introduction	3
2.0	Existing Property	3
3.0	Site Context	3,4
4.0	Property Status and Living Arrangements	4,5
5.0	Planning History	5
6.0	Photographs of the property	5,6
7.0	Proposal	6 - 10
8.0	Access Statement	9
9.0	Conclusion	10,11

1.0 Introduction

This application was prepared by Clearstone Ltd on behalf of the property owner in February 2017. The intention of this Design & Access statement is to accompany the planning application for the ground floor rear extension and side infill extension and internal alterations.

This statement is to be read in conjunction with planning drawing No:

Existing drawings:

8MR/TP/010, 8MR/TP/020, 8MR/TP/030

Proposed drawings:

8MR/TP/110, 8MR/TP/111, 8MR/TP/120, 8MR/TP/130

2.0 Existing Property

The application site is located about the beginning of Mansfield Road. The property is terraced brick built structure currently comprises four self contained flats.

3.0 Site Context

The property is within the London Borough of Camden. Mansfield Road is a residential road with modest traffic levels, comprising of majority terraced houses and semi detached houses. Mansfield Road is within the Mansfield Conservation Area.

Over the years, in Mansfield Road, there has been a number of developments involving loft conversions, double storey side and rear extensions, ground floor rear extensions, side infills, and conversions to flats.



Images: Google Street View



Aerial view/Birdseye view images: Bing.com
Site shown in RED hatch and dashed outline.

4.0 Property Status and Living Arrangements

The property is within Mansfield Conservation Area

The property is not locally listed or formally listed.

The property does not have any significant features with any historical importance.

The application site does not fall within the Environments Agencies Flood zone.

The property is subdivided into 4 self contained flats. Application is for Ground Floor flat.

5.0 Planning History

REF: 2016/6678/P

Ground Floor Flat 8 Mansfield Road London NW3 2HN

Retention of the ground floor extension (Class C3).

FINAL DECISION 14-12-2016 Granted

6.0 Photographs of the property



Front of Flat 1, 8 Mansfield Road, NW3 2HN.



Rear of Flat 1, 8 Mansfield Road, NW3 2HN.

7.0 Proposal: Ground floor rear and side extension, and associated internal alterations

The flat at ground floor belongs to a family who are now growing, as such current internal space does not accommodate for this due to its configuration and size. As such, we have worked up a scheme to reflect the spatial needs of the client who desperately need more space, a much sensitively designed and practical space to accommodate their growing family.

The property benefits from a historic side extension which has now had a retrospective approval, although it does not provide practical space. The current side extension acts almost as a buffer/corridor space allowing access to garden and main, and only bedroom. Currently, the only bathroom is located at the rear of the property which means that access to bathroom is only possible through the main bedroom. This creates privacy issues as much as practical ones.

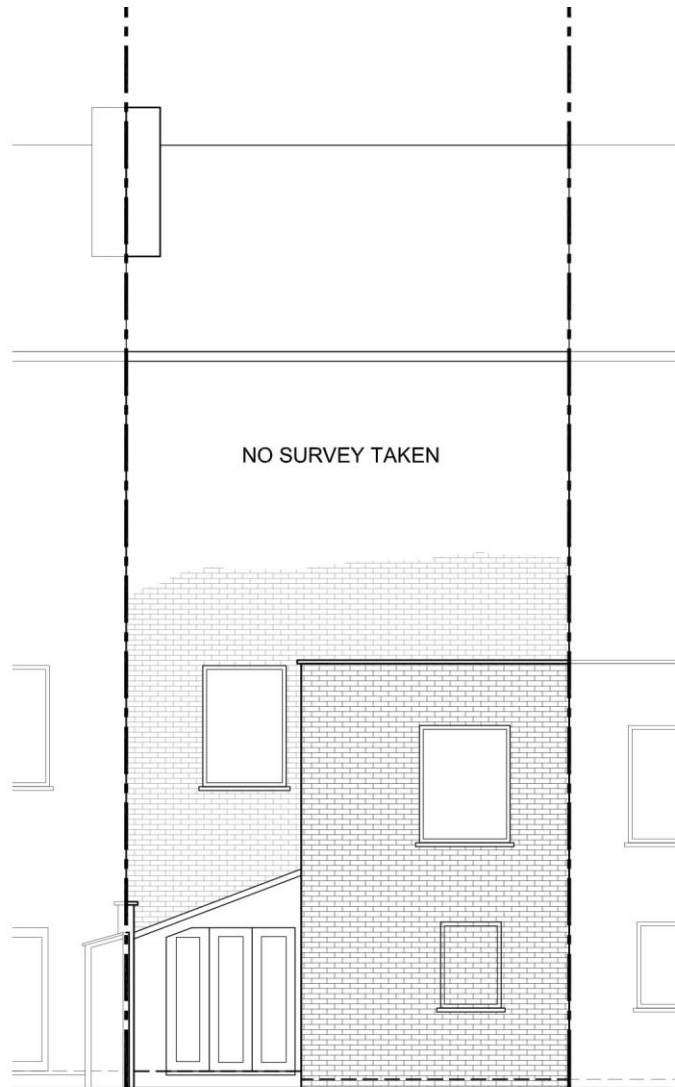
Our proposal is for an extension to already constructed side extension to provide an additional single bedroom which shall serve as the bedroom for their new baby. A new rear extension to original L addition of the house is proposed so to allow for a good size bedroom to rear and this shall provide us the opportunity to change the configuration of the spaces by bringing the main bathroom towards the centre of the property (by the main entrance to the flat) thus making it easily accessible by all inhabitants, rather than going through bedrooms to access bathroom. The proposal also seeks to add a second WC under current stairs, currently storage area.

The main family bathroom, is to also have direct access from the main bedroom to serve as an en-suite. This shall provide the flexibility of the new main bathroom to serve the habitants of the master bedrooms in the future, should this be needed.

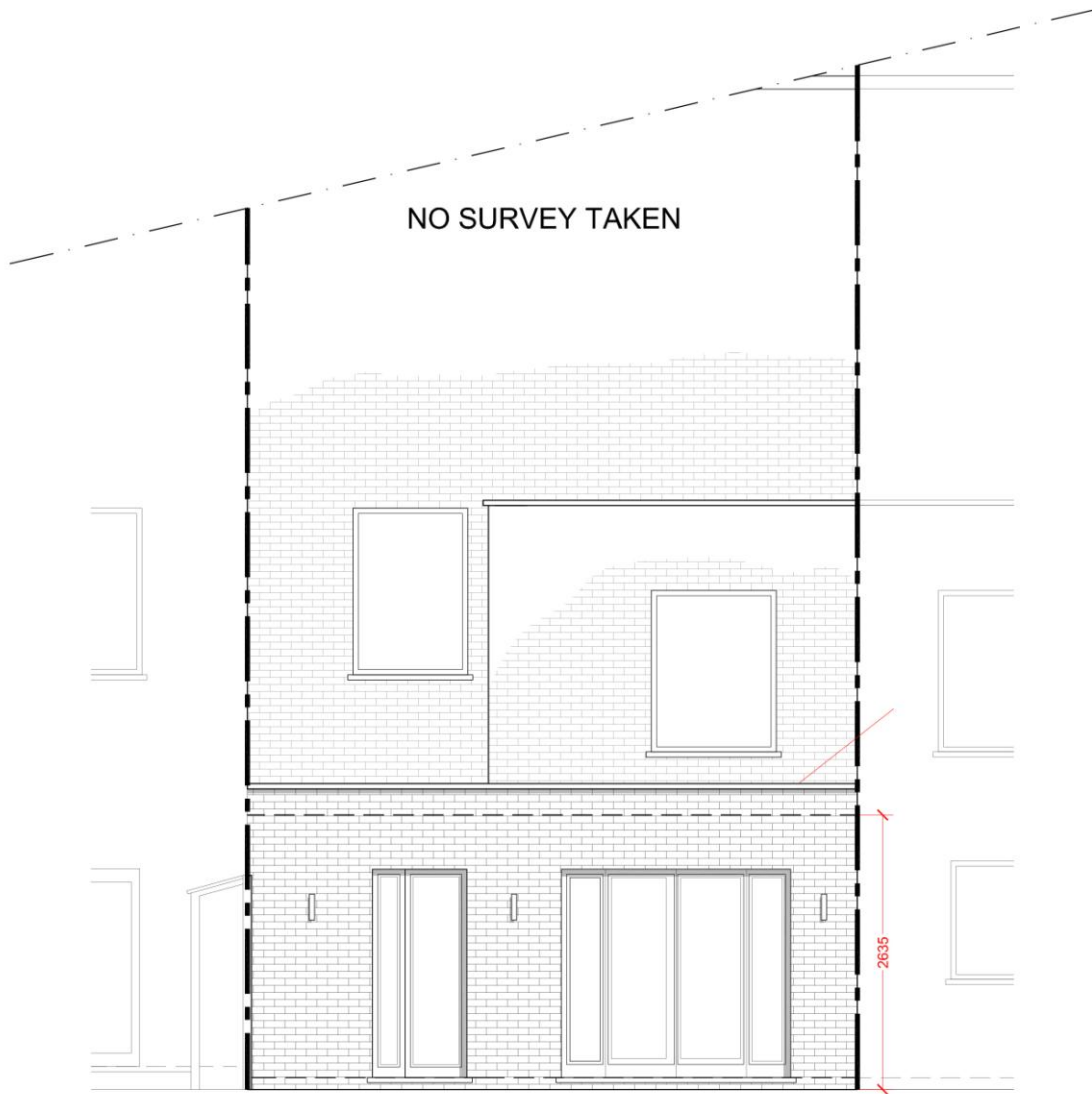
A flat roof is proposed for the extension so to maximise the height internally whilst maintaining a minimum height to top of roof externally. We also propose to have raised parapets so to hide the flat roof when looking from neighbouring properties or from rear garden.

The extension is to be constructed to current building regulations, with cavity insulation and using London yellow stock bricks outer leaf to match the original bricks of host building. This is to create a uniform extension aesthetically, which shall be in keeping with the current fabric of the host building.

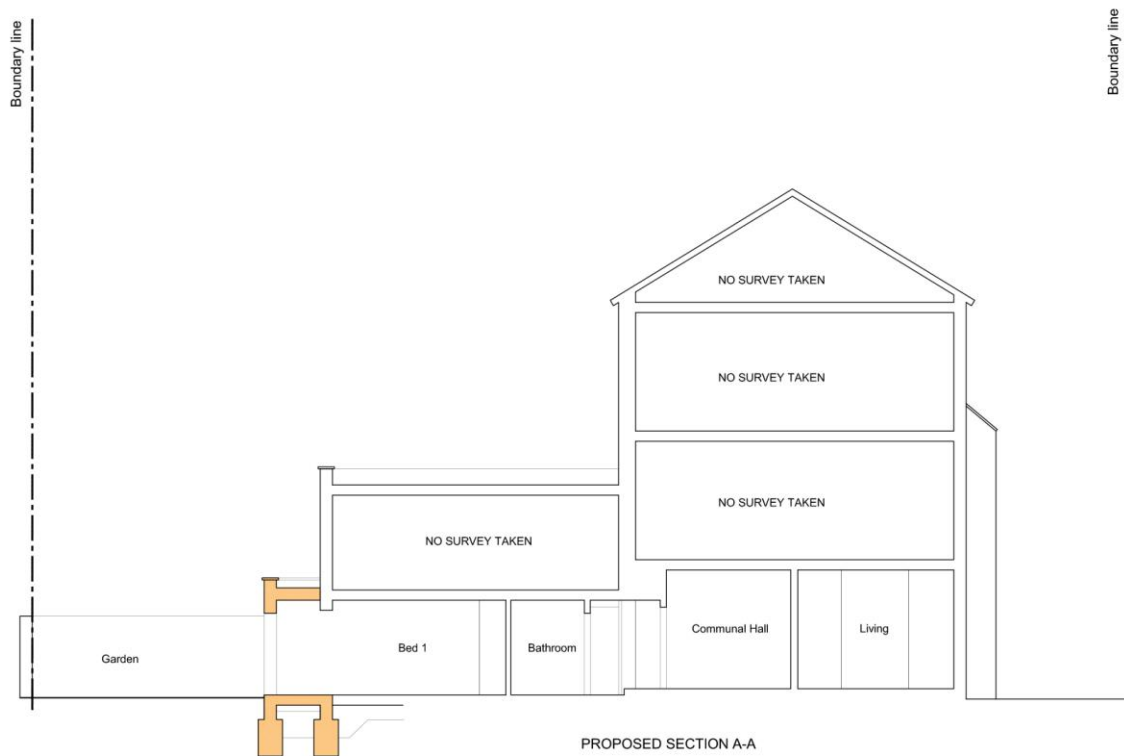
There have been a number of extensions constructed to neighbouring buildings, including directly adjoining property at no. 10 Mansfield Road which has a 3m rear extension to original L addition. Furthermore, no. 16 Mansfield Road has a large rear extension occupying predominantly the entire rear garden. This also had a recent approval for alterations so to allow to re-configure the internal space and have a inner courtyard. Our scheme is minimal in comparison. Our scheme is a direct reflection of clients family spatial requirements whilst maintaining the character of the host building.



EXISTING REAR ELEVATION



PROPOSED REAR ELEVATION



8.0 Access Statement

No change is proposed to the existing arrangements for the following:

- Access to front of property.
- Access for pedestrians to plot (front garden/drive)
- Access for cycling
- Access to and from garden
- Emergency and access services not affected.

9.0 Conclusion

The proposal seeks to directly address the family spatial requirements of the client, whilst preserving and enhancing the character of the property by maintaining vernacular of the host building when constructing new additions.

The current flat is no longer adequate for the growing family and as such the scheme is to ensure that the spatial quality within the flat is generous, practical and well connected.

The proposal seeks to use materials and finishes to sympathetically compliment the host building, by using London Yellow stock bricks that match existing.

We very much believe that the development will greatly enhance the quality of life of the Client and their family, and as such we strongly believe that planning should be granted. As the designer for the project, I would appreciate the opportunity to discuss any matters with the planning case officer and would be willing to meet on site to discuss any details that

require clarification. I trust the enclosed meets with your approval, however if you have any questions prior to the decision being made or require additional information please do not hesitate to contact me.

Adrian Asllani
Clearstone LTD, January 2017