



PLANNING, DESIGN, ACCESS & HERITAGE STATEMENT

HOUSEHOLDER PLANNING APPLICATION

Rev 00

November 2017

**GROUND & FIRST FLOOR MAISONETTE, 102 MANSFIELD ROAD,
LONDON NW3 2HX**

Single-storey rear extension in lieu of the existing conservatory

Prepared by **AR Architecture Ltd.**

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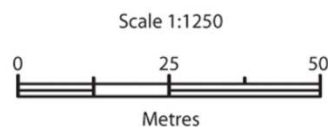
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1.0 Introduction

- 1.1 102 Mansfield Road is a three-storey mid terraced property sub-divided into 2 self-contained flats.
- 1.2 The ground and first floor maisonette is the subject of this application.
- 1.3 The property is not listed but is located within the Mansfield Conservation Area.
- 1.4 This statement describes the proposals and explains how they accord with the Council's relevant Planning Policies and other guidance.
- 1.5 It is set out in the following way:
 - 2.0 Site Analysis
 - 3.0 Planning History
 - 4.0 Relevant Planning Policy
 - 5.0 Proposals
 - 6.0 Summary & Conclusions



102, Mansfield Road, London



2.0 Site Analysis

- 2.1 No. 102 is a mid-terraced residential property located on the north side of Mansfield Road near its junction with Rona Road. The property comprises four floors of accommodation. As noted in Section 1, the house has been converted to form two separate flats – ground & first and second & third floors units, and this application relates to the ground & first floors maisonette only.
- 2.2 The building lies in the Sub Area 2: Late Victorian Core of Mansfield Conservation Area facing a busy road that forms the boundary of the Area.
- 2.3 All properties in the terrace are constructed in yellow brick with white painted stucco decoration to porches and window surrounds. No 102 is painted white both at the front and at the rear.
- 2.4 All houses in the terrace have original two-storey rear projections; some have also single-storey part-width or infill extensions.
- 2.5 No.102 has a conservatory attached to the rear projection. In 2007, an infill single-storey extension (planning ref. 2006/1720/P) was built between the projection and the boundary.



Rear views of the property

- 2.6 Only the upper floors are partly visible over the boundary wall from Rona Road. It is clear that any alterations to the rear at the ground floor level would have no effect on the street scene and very little general visual impact on the Conservation Area.



View from Rona Road

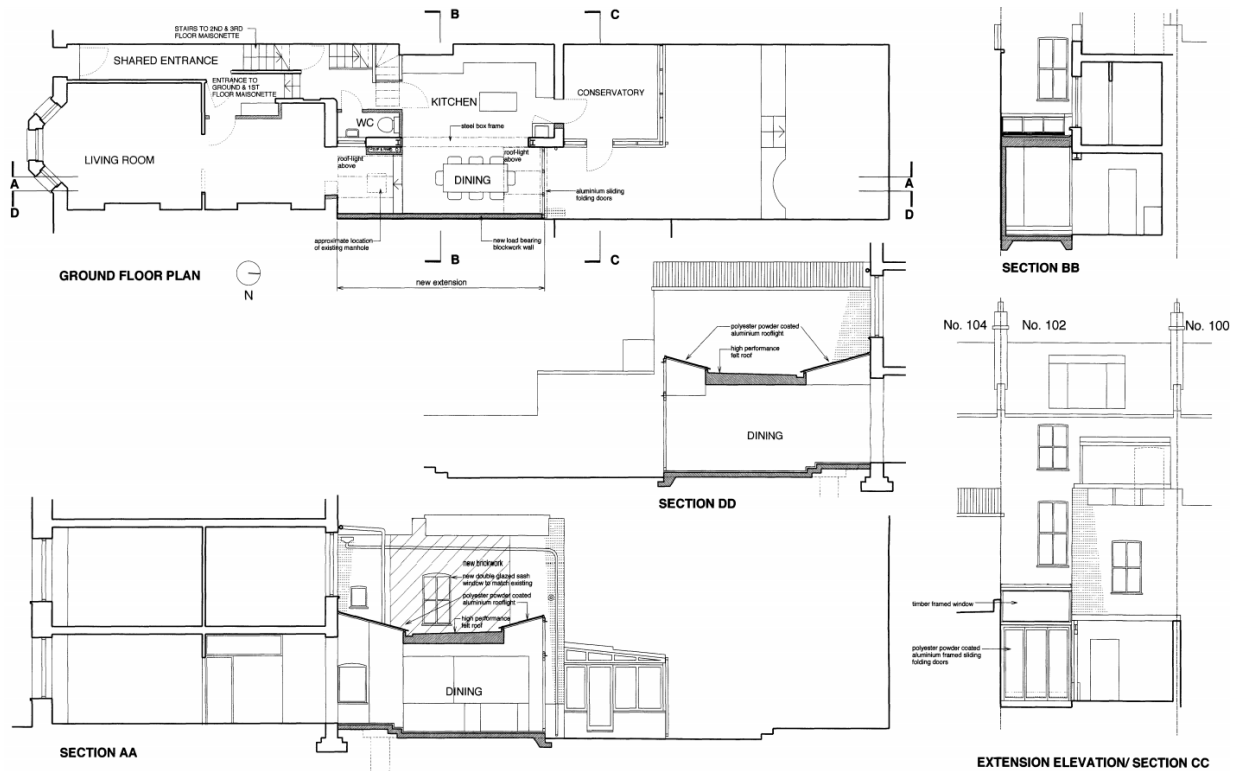
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3.0 Planning History

3.1 The following entries are relevant to the property:

- **87/03389** - Change of use to 2 self-contained flats and new dormers to rear elevation.
- **2006/1720/P** - Erection of a single-storey rear extension.

3.2 On 05 June 2006 a full planning permission was granted for a single storey rear extension as shown below:



Approved drawings

3.3 The following extracts from the officer’s report are of relevance:

- *Whilst the combination of the two extensions a full width extension would result, however given that the proposed extension would be set back some 4m from the rear elevation of the conservatory, together they would still be read as two separate extensions, which is acceptable.*
- *The choice of aluminium and timber materials for the rear extension is considered acceptable as the extension will not be viewed from the public domain and will barely be visible from adjoining occupiers given the enclosed nature of the rear of this property.*

4.0 Relevant Planning Policy

Camden Council Local Development Policies

- 4.1 Policy DP24 seeks 'High Quality Design' in all new planning proposals. Amongst a number of criteria it requires that new development respects the context and setting of the area in which it is located, has regard to the scale of neighbouring development, utilises quality materials and provides visual interest.
- 4.2 Policy DP25, Conserving Camden's Heritage advises that only development which preserves or enhances the conservation area will be permitted. It emphasises the Council's desire to retain trees of value within the streets and within garden areas.
- 4.3 Policy DP26, Managing the Impact of Development on Occupiers and Neighbours seeks to protect neighbours from adverse effects of new development. Development should not result in a loss of privacy or outlook or lead to overshadowing nor should there be a loss of daylight or sunlight.
- 4.4 It also seeks to ensure that new development provides a good standard of internal accommodation for future occupiers.

Camden Planning Guidance 1 (Design)

- 4.5 CPG1 states that rear extensions should be designed to:
 - be secondary to the building being extended, in terms of location, form, scale, proportions, dimensions and detailing;
 - respect and preserve the original design and proportions of the building, including its architectural period and style;
 - respect and preserve existing architectural features, such as projecting bays, decorative balconies or chimney stacks;
 - respect and preserve the historic pattern and established townscape of the surrounding area, including the ratio of built to unbuilt space;
 - 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;
 - allow for the retention of a reasonable sized garden; and
 - retain the open character of existing natural landscaping and garden amenity, including that of neighbouring properties, proportionate to that of the surrounding area.

Mansfield Conservation Area Appraisal and Management Strategy

- 4.6 High quality design, appropriate scale, form and materials and high quality execution will be required of all new development, including smaller alterations such as shop fronts, signage, and extensions, which can harm the character and appearance of the area to an extent belied by their individual scale.
- 4.7 Development proposals will be expected to preserve or enhance the character or appearance of the Mansfield Conservation Area.
- 4.8 In all cases the Council will expect original architectural features and detailing to be retained, protected, refurbished in the appropriate manner, and only replaced where it can be demonstrated that they are beyond repair.
- 4.9 The original historic pattern of rear elevations within a street or group of buildings is an integral part of the character of the area and as such, rear extensions will not be acceptable where they would diverge significantly from the historic pattern.

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5.0 Proposals

- 5.1 It is proposed to construct a single storey rear extension adjoining the boundary of No.100, to replace the existing timber conservatory.

Massing

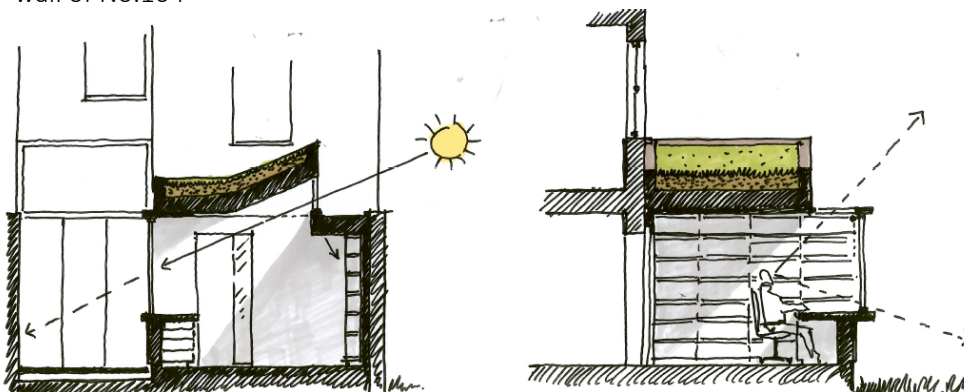
- 5.2 The existing building has been previously extended at ground floor level to infill the recess between the original two-storey rear wing and the flank wall of No.104, within the rear building line of the wing.
- 5.3 At that time, it was established that whilst the combination of the two extensions would result in a full width extension, the set back of the infill by some 4m from the rear elevation of the conservatory would ensure that together they would still be read as two separate extensions, which was deemed acceptable.
- 5.4 The proposed extension would match the footprint and mass of the existing conservatory, and the relation between the two extensions would not change.

Scale

- 5.6 The proposed extension would be clearly subdued to the existing house. The walls would be 2.5m high, matching the lower edge of the existing conservatory's pitched roof. The upper edge of the pitched roof would be 3.6m high, 0.4m lower than the infill extension and set back by 0.8 m from the façades.
- 5.7 The proposed rear extension would have a footprint of 11.45 sq.m. The area of the existing rear garden (excluding the conservatory) is 45.8 sq.m.

Use, layout

- 5.8 The proposed extension will be used as a study. The transparency and visual connection with the garden enjoyed in the existing conservatory would be complemented with the comfort of an indoor space, thus improving the existing use of the property as a private single dwelling.
- 5.9 Given the North-West aspect of the garden, the proposed extension would not suffer from glare or overheating by direct sunlight. The vertical West-facing skylight would channel the late evening sun to the decked area between the extension and the flank wall of No.104



Design narrative

Design

- 5.10 The elevations of the extension would be comprised of timber cladding and slimline powder coated aluminium-framed bifold windows. The existing aluminium bifold doors of the infill extension would be replaced with timber-framed ones to match the cladding. The pitched element above would be clad in lead sheets to match the details of the existing building.
- 5.11 The choice of aluminium and timber materials for the lower part of the rear extension is deemed acceptable as the extension would not be viewed from the public domain and would barely be visible from adjoining occupiers given the enclosed nature of the rear of this property.



Proposed extension

Amenity

- 5.12 Given the height of the proposed extension in relation to the adjoining boundary wall, there would be no impact on any adjoining neighbours in terms of privacy, light and outlook. The west-facing vertical glazing of the skylight would be obscured and set back from the boundary.

Landscaping

- 5.13 The development would be contained within the footprint of the existing conservatory; no existing trees, shrubs or hedges would be affected.
- 5.14 The proposed works would include replacement of the existing flagstone pavement in the central section of the garden by soft landscaping. Timber decking would be provided between the new extension and the flank wall of No.104.
- 5.15 The extension would feature a sedum green roof on the pitched element, partly visible from Rona Road. It is also proposed to install a sedum green roof over the flat part of the existing infill extension. These additions would contribute to the biodiversity of the site, enhance the appearance of the building and contribute to the character of the conservation area.

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6.0 Summary & Conclusions

- 6.1 This application proposes to construct a single storey rear extension to replace the existing timber conservatory.
- 6.2 The proposals have been designed having regard to the site's character, opportunities and constraints, and incorporate the observations made by the Officer in determination of the previous application.
- 6.3 The proposals can be constructed without detriment to the natural or built environment and would not harm the amenity of any neighbouring properties.
- 6.4 The proposals accord with Development Policies DP24, DP25 and DP26 as well as Camden Planning Guidance Policy 1 and the objectives of the Mansfield Conservation Area Appraisal.
- 6.5 Officers' support for this application is therefore requested.