



18 Mansfield Road. NW3 2HP.

Design and Access Statement

18 Mansfield Road, is an end of terrace 3 storey house located on the corner of Mansfield Road and Roderick Road. It is currently split into 2 large flats.

One flat is entered through the original front door, with the other accessed by a gate to the side of the building on Roderick Road.

To the rear of the property there are two detached garages to access onto Roderick Road.

The property is in need of renovation and updating both inside and externally.

It sits within The Mansfield Conservation Area.

It is not within a flood risk zone.



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Existing House

The Proposal

The proposal is to revert the property back to a single family home with the main entrance through the historic front door on Mansfield Road.

The construction work will include:

- The demolition of the existing garages to increase the size of the very small rear garden.
- A ground floor side/rear single storey extension.
- 2nd floor rear extension to a section of the existing flat roof.
- Addition of a new rear dormer window and 3 x conservation roof lights on the main roof.

The Design Considerations

The ground floor extension is deliberately designed to be a modern lightweight addition. With a frameless glass high level side window, that sitting on top of the brick garden wall and separates the 'garden wall' element from the slate clad flat sedum roof. The wall will be built up slightly higher than it is presently, but will still be in line with the garden wall opposite at number 16 Mansfield Road.

It is the intention that all the existing timber sash windows are either fully renovated or if required replaced with like for like new timber sashes. The upvc windows will be replaced with new timber sash windows.

The 2nd storey rear extension is proposed in brick to match the existing, and will extend 3.35m from the main house onto the existing roof terrace. This dimension is to keep the external chimney stack visible and is deliberately set back to reduce bulk. The new terrace will be enclosed by frosted glass guarding to alleviate any overlooking of the rear garden to Number 22 Mansfield Road. The guarding is set at 1.7m from the terrace floor on the adjacent area to number 22, but dropped down to 1.1m where it overlooks Roderick Road.

The new roof dormer will be finished in roof slates and is centred on the window directly below. The new rooflights will be a conservation type.

A new position for all the refuse and recycling bins will be located in the front garden behind the existing hedge.

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