

1-2 Mansfield Place, London NW3 1HS

Design and Access Statement

Submitted with planning application 23.03.2019



View of Mansfield Place looking north and showing blocked up original entrance



View of Mansfield Place looking south and showing blocked up original entrance



View of yew hedge at blocked up original entrance from within the garden

Summary of Proposal

The application is for the reinstatement of the original pedestrian gateway from Mansfield Place which served number 1 Mansfield Place.

The dwelling is in the Hampstead Conservation Area.

Use

1-2 Mansfield Place consists of a pair of 2 storey mid-Victorian cottages which have been historically combined to form a single 3 bedroomed dwelling.

No change of use is proposed and no intensification of use is proposed. It is not proposed to split the property into 2 separate dwellings.

Both Streatley Place and Mansfield Place are pedestrian footpaths.

The works are in connection with internal reorganisation of the house.

Appearance

The boundary with Mansfield Place consists of a double planted hedge with white painted timber picket fence above a low concrete wall to the Mansfield Place side. The outer planting is holly whilst the internal planting is yew.

The position of the original gateway is clearly visible in the photographs above.

It is proposed to form a 1000mm wide gap in the hedge and to provide a painted timber picket gate which will match that existing to number 2 Mansfield Place and be in keeping with the picket fence generally.

Landscaping

The existing front garden to the property has an area totalling 202m² which will be unaffected by the proposals.

The existing stone path from the blocked up entrance to number 1 remains and only a length of 2.5metres of York stone pathway will be reinstated.

None of the mature trees or planting will be affected by the proposal except for the short stretch of hedge at the gate position.

DVM Architects Ltd

4A Murray Street London NW1 9RE
Telephone 020 7485 2121
email studio@dvmarch.com