

# GREATSPACE

Creating spaces where  
memories are made

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**Project address** Flat 2nd and 3rd Floor, 102 Mansfield Road, London, NW3 2HX

**Project description** Demolition of existing conservatory at second floor level and erection of a new single storey rear extension and installation of bi-doors to the rear elevation at the second and third floor level dwelling.

**Existing property** The property is a part of a continuous row of Edwardian terraced houses situated in a densely developed, primarily residential area, located in the Mansfield Conservation Area. The dwelling which the works will take place are located on the second and third floors of the property.

The property has been subject to varying degrees of alteration and extension over time. The property was subdivided into flats in 1989, and recently had the addition of a ground floor rear extension. 102 Mansfield Road, as well as some neighboring properties have been extended by second floor developments such as conservatories.

The Gross Internal Area of the existing conservatory is approximately 5sqm. The existing conservatory on the property consists of aluminum framed sliding doors, with a corrugated plastic roof. The conservatory dimensions are as follows: height (2.3m), length (2.3m), width (2.4m). The conservatory is accessed via the stairwell and provides access to the existing roof terrace, which consists of a 1.1m balustrade from FFL.

The existing conservatory is in poor condition and is not insulated or heated. It has poor thermal performance in winter and overheats during the summer.

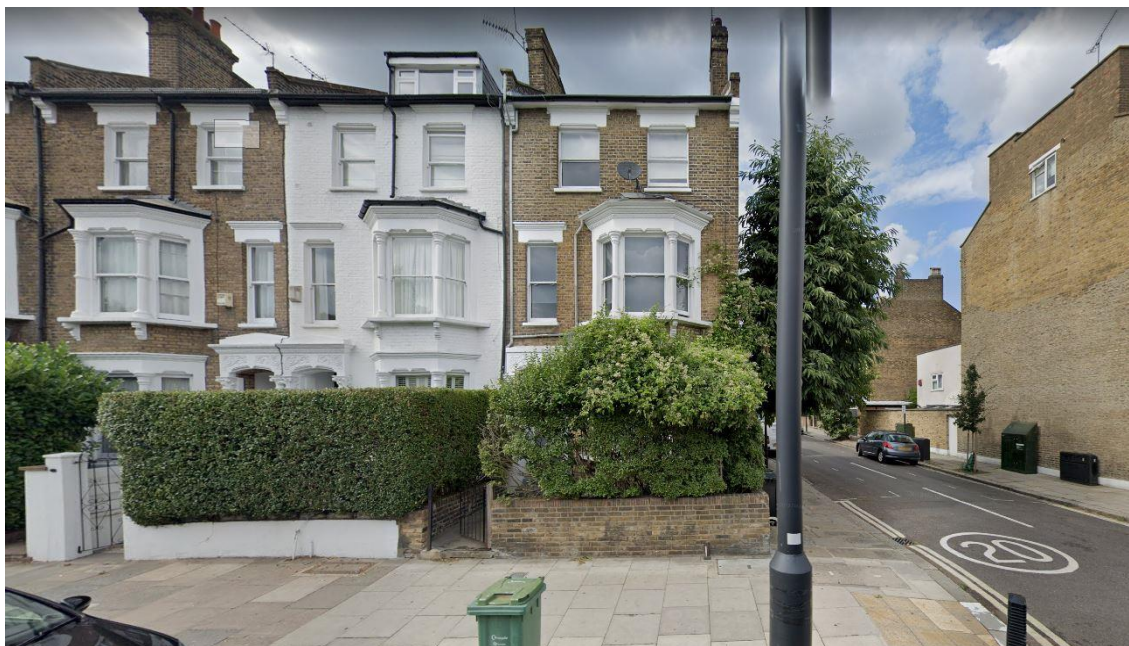


Fig. 1 Existing property viewed from Mansfield Road (No. 102 has a white painted brick façade)

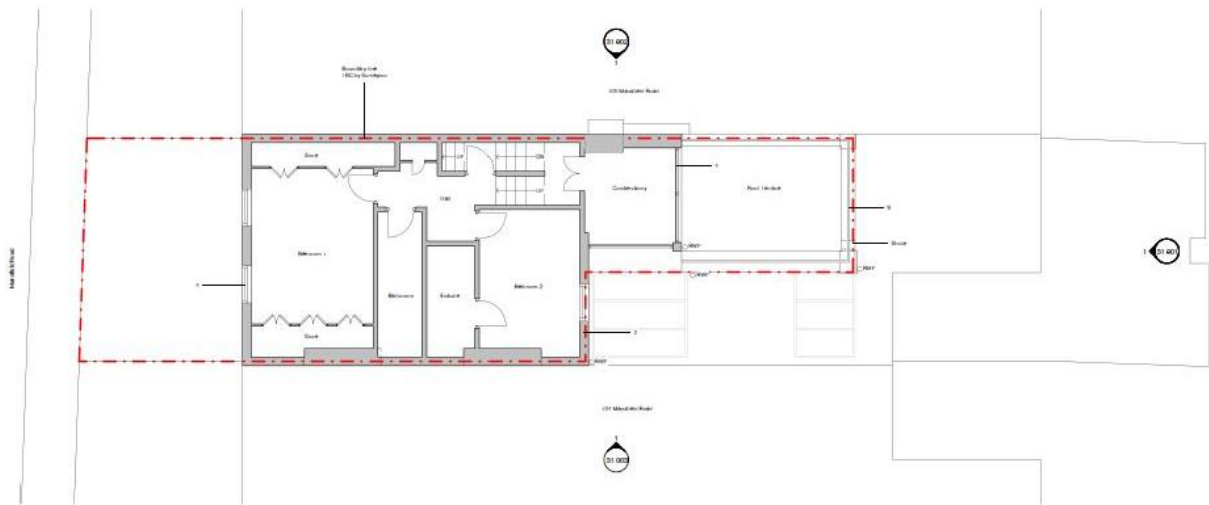


Fig. 2 Existing Second Floor Plan

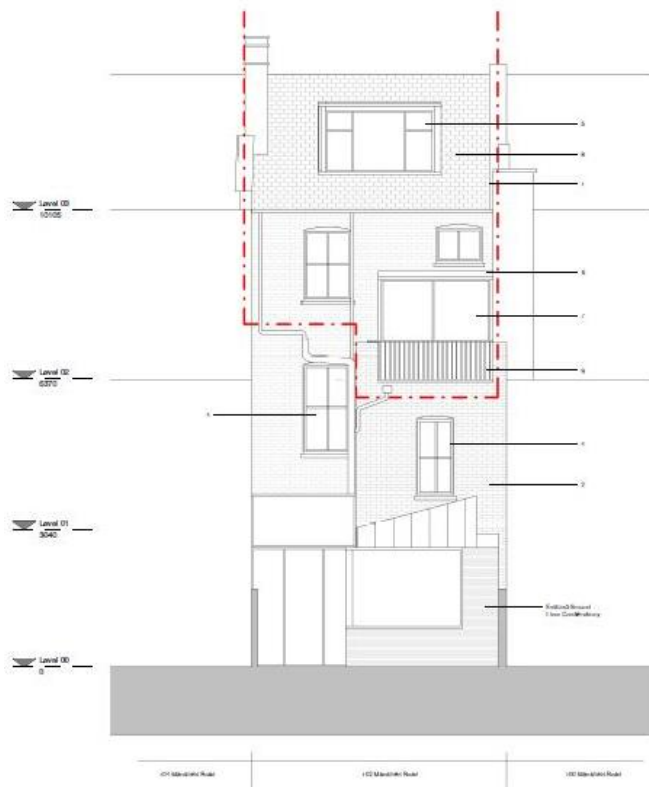


Fig. 3 Existing North Elevation



Fig. 4 Existing East Elevation

#### Proposal

The proposal aims to improve the existing condition as the existing conservatory on the second floor level is unusable. The new proposal replaces the conservatory with a permanent extension. The dimensions of the proposal will be at the same height, width and length of the existing conservatory.

The proposal is to match the existing scale of the existing conservatory, therefore there will be no impact on the massing of the building. The proposal will include new brick wall with a window to the east elevation, which will match the existing white painted brick and timber sash windows (white timber). New white aluminum bi-fold doors are proposed to the south elevation of similar height to the existing sliding doors. The new grey single ply membrane roof will be of the same dimension as the existing.

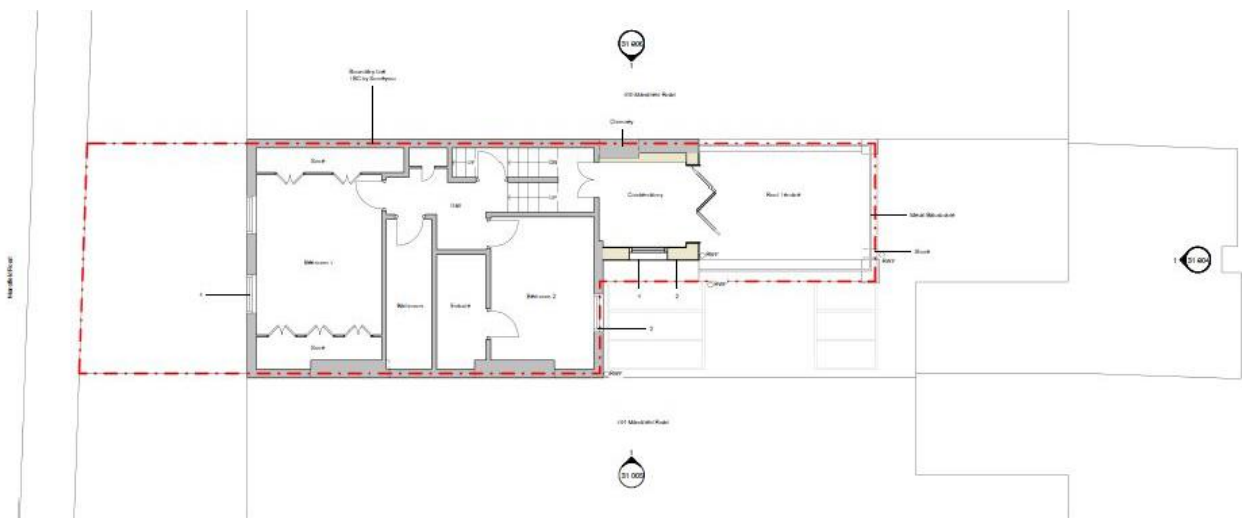


Fig. 5 Proposed Second Floor Plan



<b>Planning History</b>	<p>A similar scale development for the demolition and replacement of a ground floor extension at 102 Mansfield Road (Application Number: 2017/6341/P) was granted in 2006.</p> <p>Additionally, a development at second floor for the erection of a single story rear extension and installation of doors to the rear elevation at second floor level of dwelling was granted at 96 Mansfield Road in 2012 (Application Number: 2012/0585/P).</p>
<b>Access</b>	Access to property will not be changed.
<b>Refuse Storage</b>	There is no change to refuse storage.
<b>Transport and Parking</b>	The location is highly accessible to transportation network of roads and public transport. The site is located 5 minutes' walk from Gospel Oak station. The area is also in close proximity to parks, a nature reserve and community facilities. No amendments to vehicular parking are proposed.
<b>Materials</b>	All materials selected for the external works will be in keeping with the existing, and therefore there is no impact on the aesthetic quality of the building.
<b>Amenity</b>	Owing to the scale, mass, and the isolated location of the proposed development there will be no impact on the amenity of the nearby properties
<b>Summary</b>	The key aim of the proposal to provide improvements aesthetically for the property and practically for the occupants of the second and third floor dwelling. We believe that the proposed extension is not detrimental to the development site or surrounding properties in any regard. Given the amount of existing similar developments on neighboring properties in the Mansfield Road area, the proposal would not have a negative impact on the amenity of the surrounding residential properties as well as the streetscape of the conservation area.