

Project: 5 Mansfield Road, Camden, NW3 2JD

Design and Access Statement

Advance Architecture



This application is about the retrospective installation of a condenser unit for the fridge at the rear of the ground floor retail unit.

1. EXISTING BUILDING & USE

This statement should be examined in conjunction with the submitted drawings and documents provided for the planning application.

The application site is located at No 5 Mansfield Rd, within the London Borough of Camden, at the post code NW3 2JD. The application site is the ground floor commercial unit of a three storey building. The ground floor is occupied by A1 shop, while the first and second floor accommodate residential units. The site is located on the commercial area of Mansfield Road, where most of the properties constitute of mixed use with commercial units occupying the ground floor with residential units above. Properties around the site incorporate a wide variety of ages and life styles.

The application building has not been characterised as listed or as locally listed structure and is not located within a Conservation Area. Even though at the border of a Conservation Area, the proposed changes are not major and therefore it will not cause any harm.

2. DESIGN STATEMENT

2.1 PROPOSAL OVERVIEW

The proposal is about the retrospective installation of a condenser unit for the fridge at the rear of the ground floor retail unit.

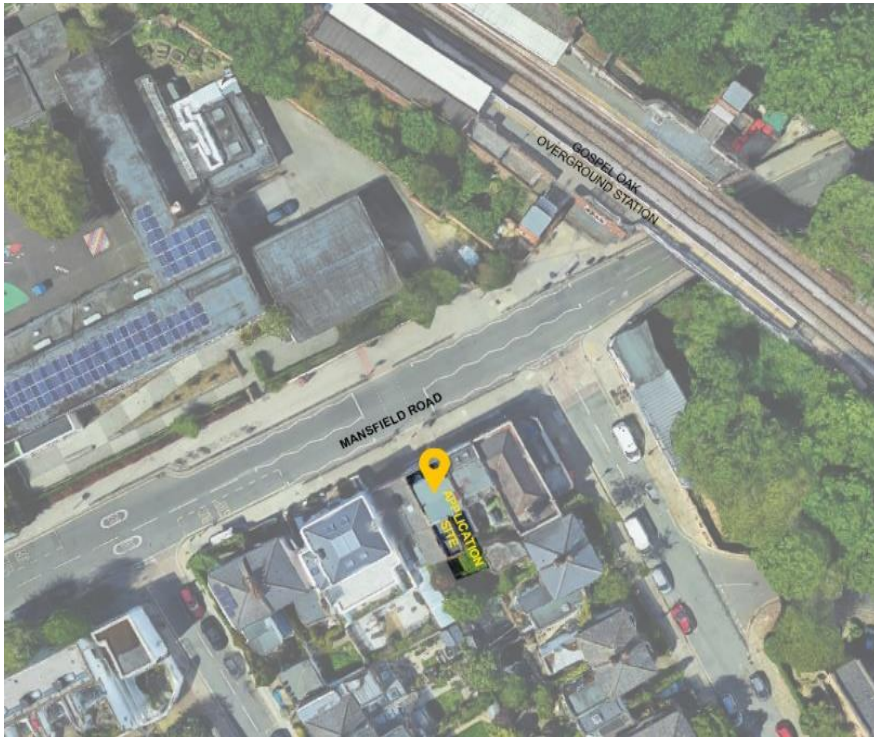
2.2 ASSESSMENT

The condenser unit is in distance from the existing wall and the compressor unit has been placed internally. The proposal does not affect the existing building and respects the neighbouring properties. It is in line with London Plan Policies and causes no harm to the occupants of the flats and the surrounding neighbourhood.

2.3 INVOLVEMENT

The proposal is a small project and does not warrant involvement of general public and/or local organisations. The Council's standard planning consultation process should be sufficient for this purpose.

3. ACCESS STATEMENT



Aerial View

The property is located within a mixed use commercial with residential area. The site will remain as existing and therefore, no public means of access will be affected. The pedestrian and vehicular access to the site are attained via the existing access from Mansfield Road. The existing surrounding roads and footpaths are in general good condition for pedestrians and vehicular access.

Public Transport: The site is located within 3 minutes of walking distance to Gospel Oak Overground Station.

4. CONCLUSION

This application is about the retrospective installation of a condenser unit for the fridge at the rear of the ground floor retail unit. The unit is in distance from the existing wall and the compressor is placed internally. Therefore, the air condenser unit will not cause any harm to the existing building or its context.

Our client has invested in the latest technology for the condenser unit to improve the quality of the commercial unit and not to affect the adjoining properties in any way.

The development will be sustainable and durable, will be safe and inclusive and will improve the quality, clarity and sense of spaces inside the shell of the building. In conclusion, it is believed that this proposal provides clear, safe and useful addition to the premise which complies with regulations as a whole and therefore, the approval of this retrospective application should be granted.

Advance Architecture