

Design and Access and Planning Statement

Site: 70 Mansfield Road, NW3 2HU

Proposal: Alterations to existing shop front and provision of new front door. Removal of existing stairs, extensions, and windows at the rear. Ground floor rear extension to provide additional retail accommodation and new office accommodation. First floor side extension. Provision of one additional flat to provide in total three flats. Provision of three sash windows at the rear at first floor level. Provision of two sash windows at the side at first floor level. Provision of two sash windows at the rear at second floor level. Provision of new door and window at the rear at second floor level. Provision of conservation type roof light in rear roof slope. Upgrade of communal amenity space (30m²) at second floor level at the rear, including provision of 1.8-metre-high privacy screen. Provision of cycle storage for 4 cycles.

1.0 Application Site and Location

The application property is a mid-terrace 3-storey building with retail at ground floor level and residential above.

The site is located close to Gospel Oak Station and is within an area with a Public Transport Accessibility Level (PTAL) rating of 4.

The site is within the Mansfield Conservation Area.

The site is located within an area where controlled parking measures are in place.

2.0 Relevant History

Removal of a tree at the rear was consented by the Council in December 2021.

3.0 The Planning Proposal

The existing ground floor provides retail space. The first floor provides a 1-bedroom flat, and the 2nd floor and roof level provide a 2-bedroom maisonette.

The existing dwellings also have access to 22sqm of communal amenity space.

The proposal would provide 113sqm of retail space, 26.7sqm of office space, and 2 x 1-bedroom and 1 x 2-bedroom flats – refer to schedule of accommodation on the proposed drawings.

The proposal also includes the following:

- Alterations to existing shop front and provision of new front door entrance for the dwellings.

- Provide additional retail accommodation
- Removal of existing stairs and windows at the rear.
- Demolition of existing rear additions.
- Ground floor rear extension.
- First floor side extension.
- Provision of three sash windows at the rear at first floor level.
- Provision of two sash windows at the side at first floor level.
- Provision of two sash windows at the rear at second floor level.
- Provision of new door and window at the rear at second floor level.
- Provision of conservation type roof light in rear roof slope.
- Upgrade of communal amenity space (30m²) at second floor level at the rear, including provision of 1.8-metre-high privacy screen.
- Provision of cycle storage for 4 cycles.

5.0 Planning Considerations

The main issues for consideration in this case are:

- The impact the proposal would have on the character and appearance of the Mansfield Conservation Area.
- Impact on the amenity of neighbouring occupiers
- The standard of accommodation provided and amenities of future occupiers of the proposed units
- Highway matters
- Refuse

6.0 The impact the proposal would have on the character and appearance of the conservation area.

The proposed alterations to the existing shop front and provision of new front door would enhance the character and appearance of the building and this part of the conservation area. The details of the proposed alterations can be required as part of a planning condition.

The removal of existing stairs, extensions and windows at the rear and provision of sash style windows and a new door would enhance the character and appearance of the building and this part of the conservation area.

The Provision of conservation type roof light in the rear roof slope would preserve the character and appearance of the building and this part of the conservation area.

It should be noted that the tree shown in aerial images at the rear has been removed as consented by the Council in December 2021.

The proposed ground floor rear extension would be built of second-hand London stock brick to enhance the character and appearance of the building and this part of the conservation area.

The flat roof of the extension will incorporate a roof light and green sedum roof. The proposed green sedum roof would enhance the character and appearance of the building and this part of the conservation area.

The proposed first floor side extension is a small addition that would be built of second-hand London stock brick. This small addition would enhance the character and appearance of the building and this part of the conservation area.

7.0 Impact on the amenity of neighbouring occupiers

The proposed 26.7sqm of office space at the rear is a use which is by definition of Class B1 uses, a use which is compatible with neighbouring residential uses.

The proposed extensions would cause no loss of light to or outlook from neighbouring residential windows of habitable rooms.

Proposed windows to the side will be obscured glazed and fixed shut up to 1.7 metres in height to protect the privacy of neighbouring residential occupiers.

The existing flats have access to 22sqm of communal amenity space at second floor level. The proposal seeks to increase the size and upgrade the communal amenity space to 30sqm. However, a 1.8-metre-high privacy screen would improve the privacy of neighbouring residential occupiers.

8.0 The standard of accommodation provided and amenities of future occupiers of the proposed units.

The proposed dwellings comply with minimum floor space standards for self-contained dwellings.

The proposed flats are dual aspect.

The site has good accessibility to public transport and town centre amenities.

The existing flats have access to 22sqm of communal amenity space at second floor level. The proposal seeks to increase the size and upgrade the communal amenity space to 30sqm.

The provision of a new front door would allow access to the upper floor flats from the street – this is a considerable improvement to the current arrangement of access from the rear.

The proposed flats would be provided secure storage for four cycles – located within the communal amenity space area at the rear.

9.0 Highways matters

The proposal provides no car parking spaces.

The site is located within an area with a Public Transport Accessibility Level (PTAL) rating of 4.

The site is located within a controlled parking area.

The applicant is agreeable to entering into a car free agreement.

It should also be noted that paragraph 111 of the NPPF (2021) states; *“Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.”*

10.0 Refuse and recycling storage

Refuse will be privately collected.