

Design and Access and Planning Statement

Site: Top Floor Flat, 36 Mansfield Road, NW3 2HP

Proposal: Replacement of existing stair head window for accessible rooflight and door to create outdoor terrace in Top Floor flat.

1.0 Application Site and Location

The application property is a mid-terrace 3-storey building with additional loft accommodation. There are 3 flats at this address accessed at Ground & 1st floors. The applicants property is located at 2nd floor and consists of a reception room, 2 bedrooms and two bathrooms and a study/single bedroom. 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

2019/0807/P Creation of rear terrace for first floor flat. - Granted

2008/3027/P Replacement of Windows and Doors to rear of Ground Floor Flat. - Granted

2007/4662/P Erection of Large 1st Floor rear Extension and 3rd Floor rear dormer window – Granted

8700351 Erection of rear single storey ground floor extension. Granted 1987

8501436 Change of use including works of conversion to form two self contained flats and an upper maisonette. Granted 1985

3.0 The Planning Proposal

The proposed alterations would cause a minimal visual impact upon the character of the host building. The design proposes the replacement of the existing, small stair head window that provides maintenance access to the existing flat roof area above the kitchen extension. The proposal would look to harness light from above through the inclusion of a roof light and a glazed access door to flood the stairwell with light and provide a small accessible outdoor amenity zone. The replacement opening roof lights (Velux Terrace Balcony Windows) have a style and finish commonly seen on the neighbouring roof scapes and blend in to the roofscape vernacular.



Images from Velux rooflight website – proposed window will be a single bay.

4.0 Planning Considerations

The proposed terrace is not visible from any neighbouring streets and the proposed character of the railings would match those of the lower level terraces. Overall the works are considered to preserve the character and appearance of the host dwelling and wider conservation area.

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

The local area is already characterised by rear extensions with amenity terraces above, with similar terraces to that hereby proposed having been recently approved at a number of properties including at nos.8, 9, 11 and 30 Mansfield Road. As a result the adjacent rear gardens are already subject to a overlooking relationship with multiple terraces, including at upper floors of the host property. The immediately adjoining property at no.38 Mansfield Road would be screened from view by the existing chimney stack.

6.0 Impact on the amenity of neighbouring occupiers.

The proposed outdoor amenity space is set back from views of neighbouring properties. The new terrace will have a tall railing for safety and privacy screening. The proposed accessible area is blocked from the view of no 38 by the existing chimney stack creating a private seating/garden amenity. These high level amenity terraces are common in the neighbouring properties where the majority of the houses are flats and external amenity is of great value to occupiers.

7.0 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. There is no increased occupancy proposed in this application.

8.0 Refuse and recycling storage

Refuse is managed by the local authority and there is no increase in occupancy proposed or change to the storage of these items.

Prepared by

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