

ARCHITECTURE
DESIGN
MUTINY

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DESIGN & ACCESS
STATEMENT

**MANSFIELD
HEIGHTS
CENTRAL BLOCK**

OCTOBER 2022

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INTRODUCTION

This document was compiled by Mutiny to support the application for the Centre Block at Mansfield Heights, Great North Road, N2.

Purpose

This Design and Access Statement was compiled by Mutiny Architecture, on behalf of Redington Capital Ltd. The prior approval application proposes 2no. new dwellinhouses above an existing detached block of flats at Mansfield Heights.

The proposed development sits between two other residential blocks (North and South Blocks) built at the same time that benefit from similar residential extensions allowed under prior approval issued by Haringey Council in September 2021 (LPA Ref: HGY/2021/2156). Comprehensive external upgrade and improvement works on the Mansfield Heights estate ancillary to all three blocks were also granted permission in July 2021 (LPA Ref: HGY/2021/1288)."

Brief

To utilise the opportunity presented by an existing block of flats to create additional high quality residential space.

T H E S I T E



Block Plan: Not to Scale. See Supporting Drawings for Plan to Scale.

- Site Boundary
- Existing Surrounding Properties
- 1 Application Building
- 2 North Block
- 3 South Block

Site Location

Mansfield Heights is located to the west of Great North Road, less than a mile to the south of East Finchley Station. The site is surrounded by green space, with Cherry Tree Wood to the north, Highgate Wood to the east and Highgate Golf Club to the south.

Site Description

The site referred to as Mansfield Heights consists of three sets of residential buildings, the north block, south block and central block. Although this application relates to the central element only, the north and south block have been subject to approval for residential extensions.

Vehicular access to the site is via an existing private road directly to the South of Great North Road. The three main buildings on the site are connected by a series of pedestrian pathways. External works have been approved under a separate planning application to provide additional park, refuse and cycle storage across the site.

L O C A L C H A R A C T E R

Site Massing

The existing central block at Mansfield Heights consists of a six storey brick residential building with a pitched slate roof. Two balconies per floor protrude from south elevation of the building, serving the residential units within. An open secondary staircase can be seen through openings in the south elevation. The central massing is punctuated by regular window openings with PVC casement windows.

The south block, which is not part of this application, consists of a three storey brick building made up of a series of tessellating diagonal blocks. A single storey extension to this block is currently under construction, which has been approved under a separate application. Once complete the new roofline will be a series of interlocking prisms, clad in grey zinc with a standing seam arrangement.

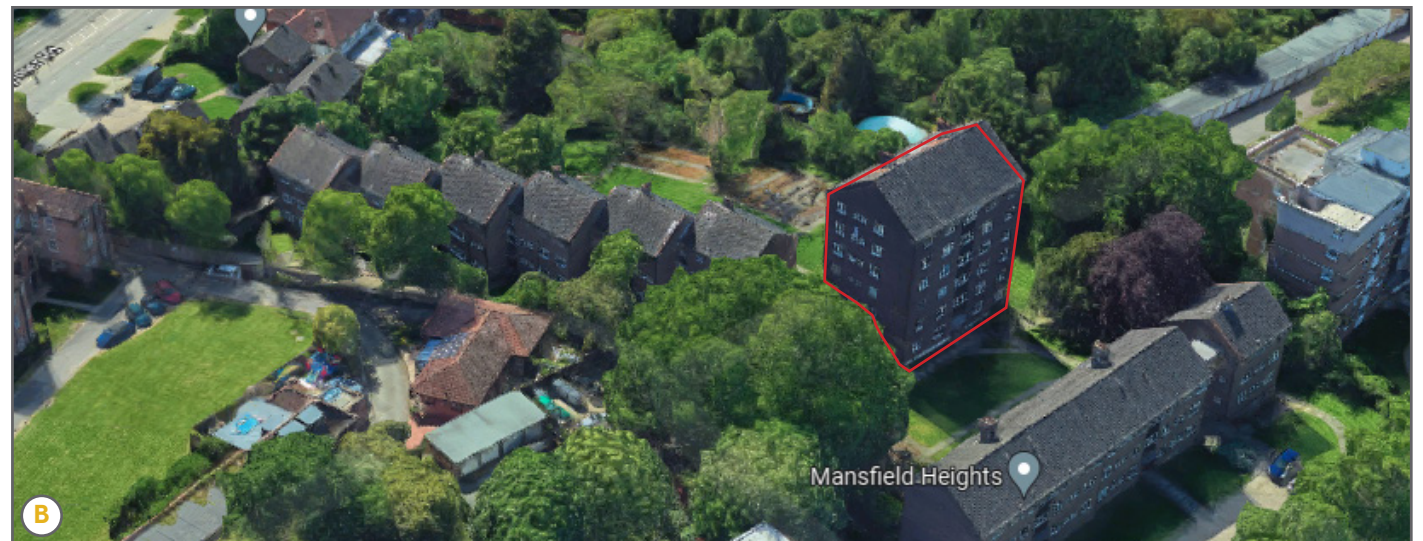


L O C A L C H A R A C T E R

Site Massing

The north block, which again is not being altered under this application consists of a series of three storey brick buildings with pitched slate roofs. Permission has been granted to add a single storey zinc clad extension to this block, with a more conventional pitched roof arrangement. At the time of writing, works to the north block are yet to commence.

The massing of the buildings within the Mansfield Heights site are typical of the area, with Noblefield Heights to the west and Doran manor to the east being of a similar materiality and typology.



L O C A L C H A R A C T E R

Materiality

The three buildings on the Mansfield Heights site were originally constructed from brown brick with pitched slate roofs, and have been more recently fitted with white PVC windows.

Surrounding site between Great North Road to the north and Aylmer Road to the south are of a similar materiality, albeit with some having flat roofs, and others breaking the brick facades with elements of white render.

Existing buildings to the north of Great North Road are typically predate the construction of Mansfield Heights and are arranged as single dwelling houses, with timber sash windows and London stock brickwork.

Approved planning applications to the north and south block of Mansfield Heights will see the introduction of grey zinc cladding at roof level, which once complete will add to the material language of the area. The roof extensions to the north and south block will see zinc used as a monolithic cladding material to walls and roofs, creating a clear contrast between the existing and new elements of construction.



South West facing balconies



White PVC windows within brickwork facade

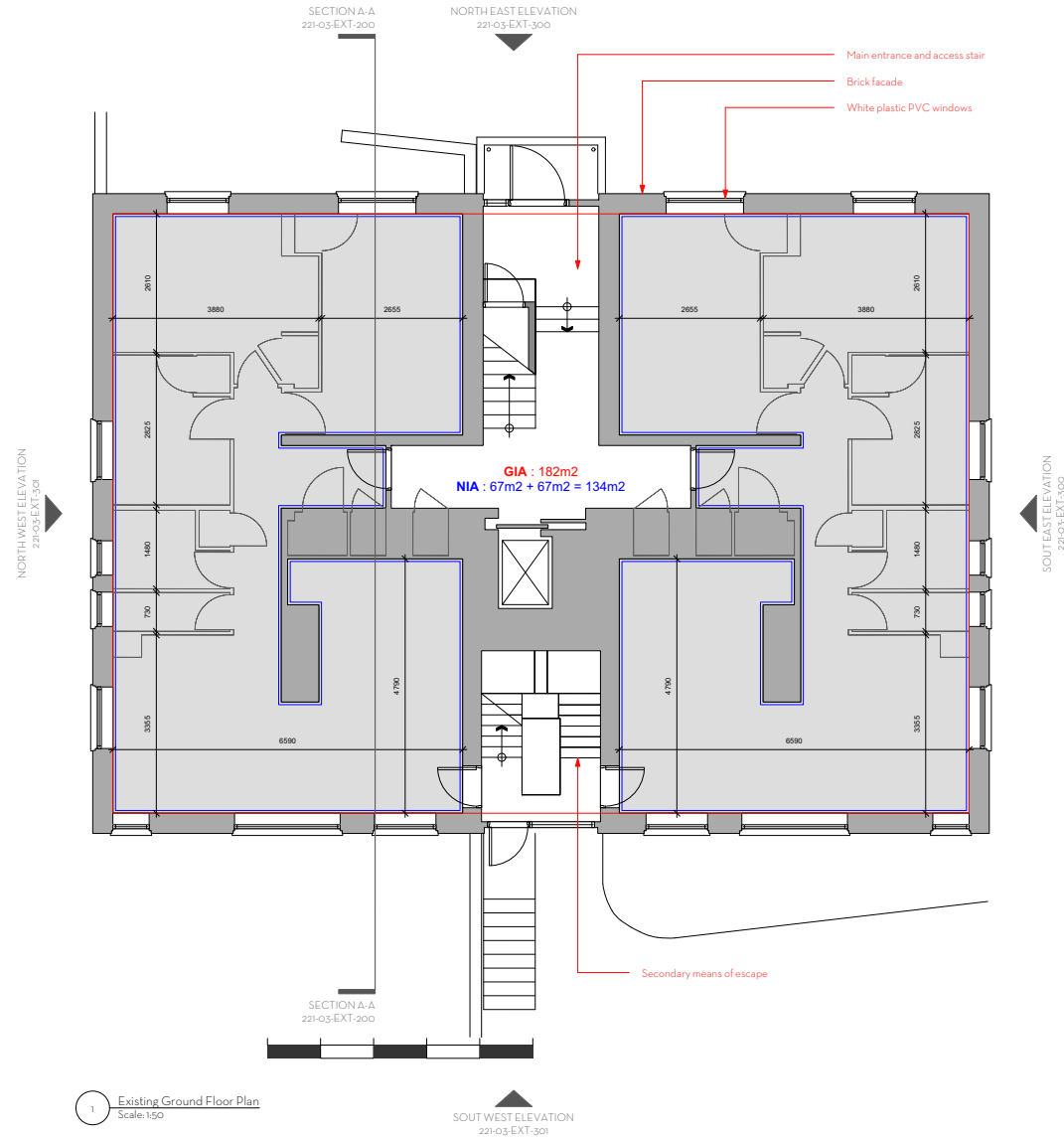


North East facing entrance

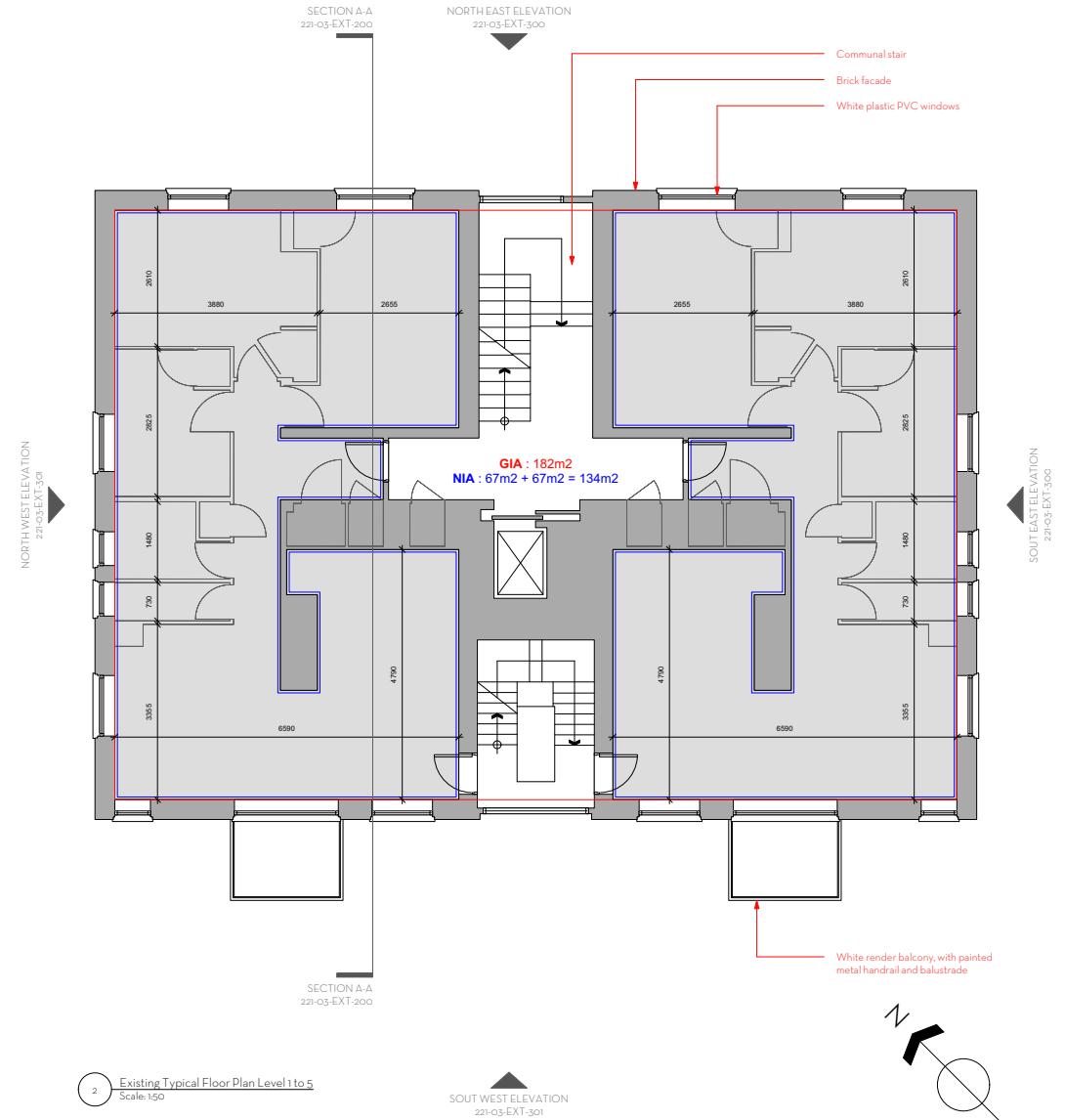


View from South

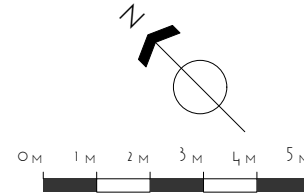
EXISTING DRAWINGS



1 Existing Ground Floor Plan
Scale: 1:50



2 Existing Typical Floor Plan Level 1 to 5
Scale: 1:50



PRELIMINARY

MANSFIELD HEIGHTS - TOWER

EXISTING FLOOR PLANS 00

PROJECT	Mansfield Heights - Tower
REVISION	Mansfield Heights, London N2 ONLY
CLIENT	
SUPPLIER	JA
DATE	03.05.22
DRAWING	SCALE: 1:50 @ A1
	221-03-EXT-100-01

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EXISTING DRAWINGS

SECTION A-A
221-03-EXT-200

NORTH EAST ELEVATION
221-03-EXT-300

Brick facade

SECTION A-A
221-03-EXT-200

White render balcony below, with
painted metal handrail and balustrade

SOUT WEST ELEVATION
221-03-EXT-301

1 Existing Sixth Floor Plan
Scale: 1:50

SECTION A-A
221-03-EXT-200

NORTH EAST ELEVATION
221-03-EXT-300

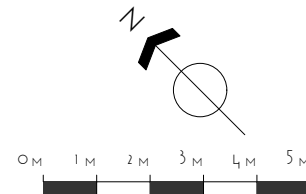
Brick facade below

SECTION A-A
221-03-EXT-200

Existing slate pitched roof
Existing brickwork chimneys

SOUT WEST ELEVATION
221-03-EXT-301

2 Existing Roof Plan
Scale: 1:50



PRELIMINARY

Do not scale. Use figured dimensions only.
All dimensions to be checked on site.
All drawings to be read in conjunction with
the Structural Engineer's drawings.

MANSFIELD HEIGHTS - TOWER

EXISTING FLOOR PLANS 01

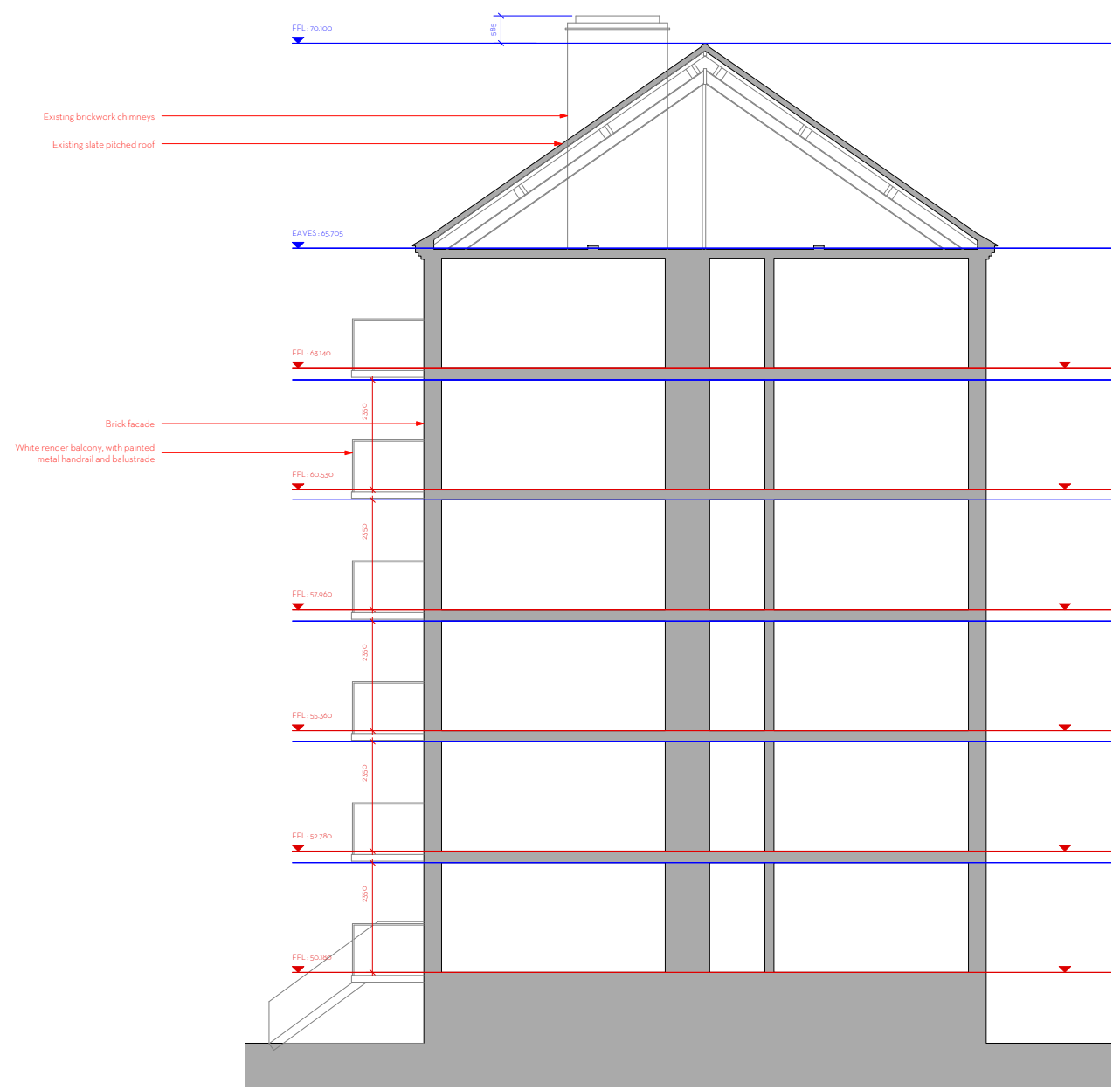
PROJECT Mansfield Heights - Tower
ADDRESS Mansfield Heights, London N2 0NY
CLIENT
AUTHOR JA
DATE 03.05.22 SCALE 1:50 @ A1
DRAWING 221-03-EXT-101-01

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EXISTING DRAWINGS



1 Existing Section AA
Scale: 1:50



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MANSFIELD HEIGHTS - TOWER

EXISTING SECTION AA

PROJECT	Mansfield Heights - Tower
REVISION	Mansfield Heights, London N2 ONLY
CLIENT	*
DESIGNER	JA
DATE	03.05.22
DRAWING	221-03-EXT-200-01
SCALE	1:50 @ A1

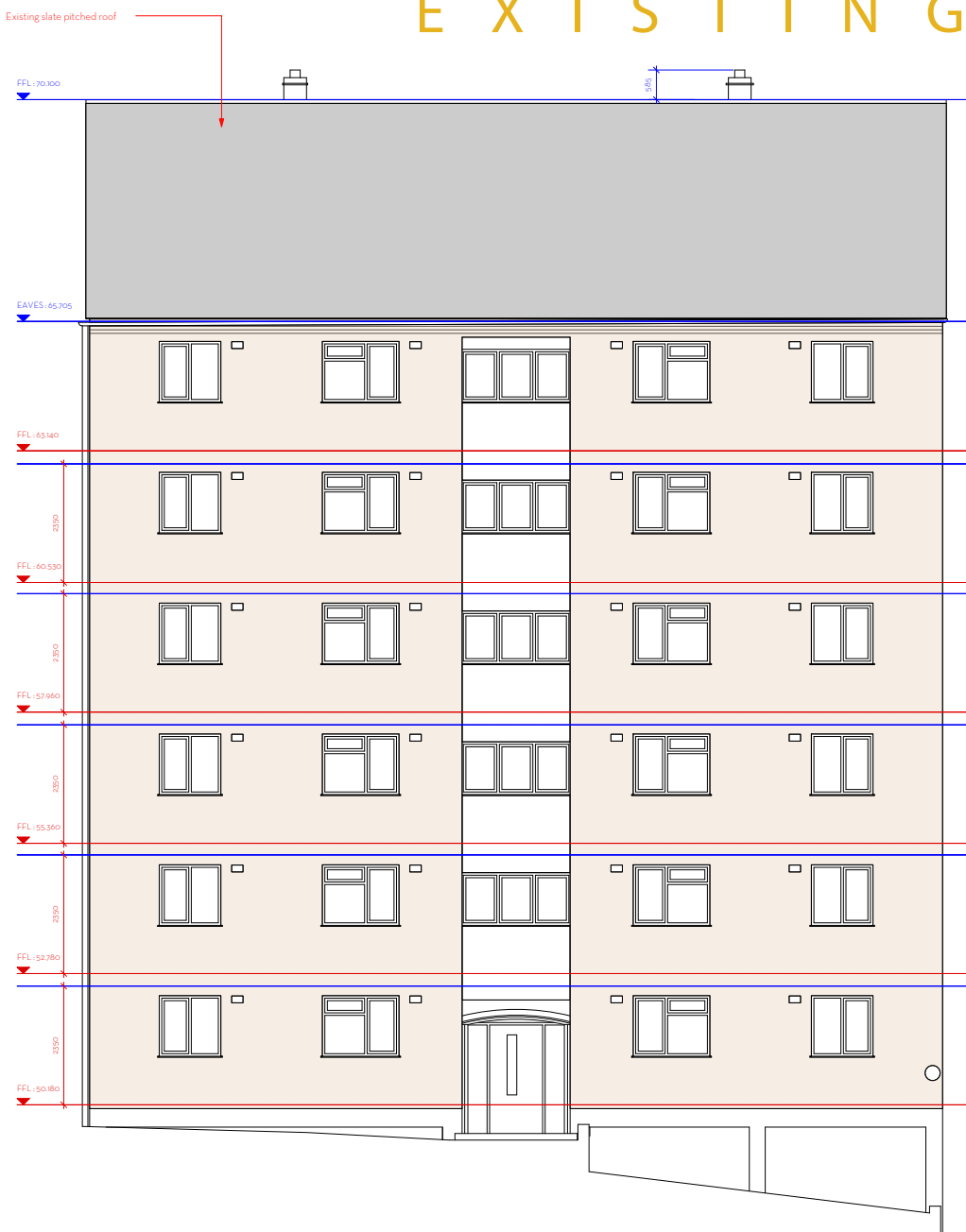
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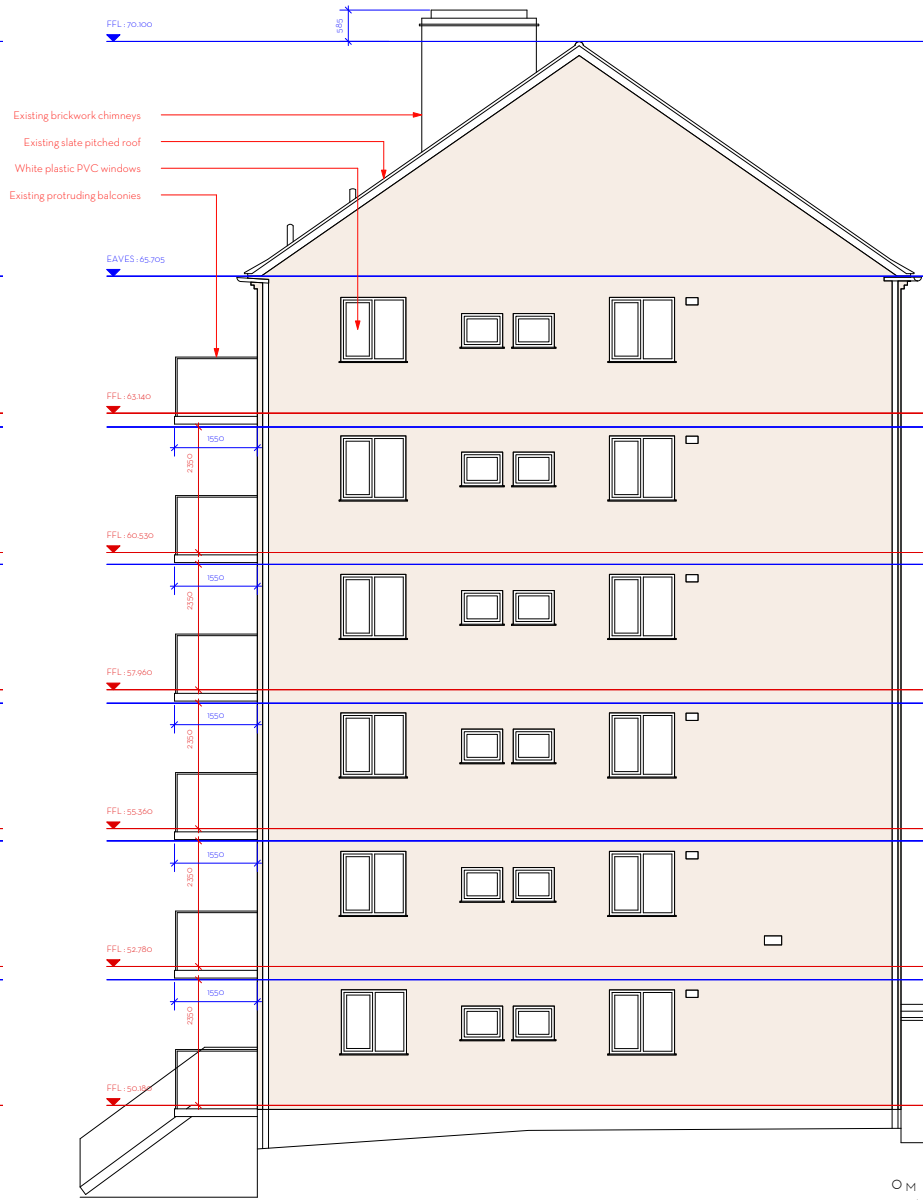
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EXISTING DRAWINGS



1 Existing North East Elevation
Scale: 1:50



2 Existing South East Elevation
Scale: 1:50



PRELIMINARY

MANSFIELD HEIGHTS - TOWER

EXISTING ELEVATIONS 00

PROJECT	Mansfield Heights - Tower
REVISION	Mansfield Heights, London N2 ONLY
CLIENT	*
AUTHOR	JA
DATE	03.05.22
SCALE	1:50 @ A1
DRAWING	221-03-EXT-300-01

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