

(Revision A)

Design & Access Statement for:

12 Constantine Road, London NW3 2NG

Context:

This residential property is a three-storey Victorian mid-terraced house within a predominantly residential London borough of Camden's Mansfield conservation area.

Proposal / Use:

The Applicants have recently purchased the above property in order to make it their family home.

Amount:

The proposal seeks to increase the ground floor gross external area of the property by 12 sq.m. by way of a six metre deep side infill extension.

Layout / Scale:

Ground Floor: The proposed side infill extension is to be flanked with a three metre high boundary wall with glazing above. This height has been carefully considered in order to negate any loss of daylight or sunlight to the neighbouring property in line with the BRE "Site layout planning for daylight & sunlight – A guide to good practice" – as evidenced by the dimensions shown on the Proposed Elevations & Sections drawing.

First Floor: The existing building footprint of this floor will be retained as existing.

Second Floor / Loft: The existing property benefits from a 'loft room' within the original main roof pitch accessed via a less than satisfactory internal staircase. As such the proposal includes rear dormers (set inwards from the party walls) in order to provide staircase access compliant with Building Regulations and maximise the usability of the existing loft room whilst also addressing the undersized structural elements that form the existing loft space.

Appearance / Design:

Please refer to accompanying existing and proposed drawings for further detail regarding the proposed choice of external finishing materials and geometry.

Access (Vehicular & Inclusive):

The existing vehicular arrangement is to remain unchanged.

C P Architects Ltd
August 2023