

The **Vawdrey House**

Design and Access Statement

20 Constantine Road, NW3 2NG

Revised 3rd November 2023

Rear extension and refurbishment of the existing house.

Client

Barry and Deirdre Yager

Executive Summary

The purpose of this document is to provide supporting information for a householder planning application. The proposals comprise the following elements:

- single storey extension to the rear of the property
- internal alterations
- replacement windows

Design Proposals

The proposals seek planning permission for a modest extension to the rear of the property. It is proposed to replace all the existing windows and carry out internal alterations that will enhance the property for its current owners.

Front (North West) Elevation – It is proposed to replace the existing windows to the front of the property with new double glazed sash windows to match the existing.

Rear (South East) Elevation – The construction of a single story flat roof extension is proposed to the rear of the property which will enable an open plan kitchen and dining space to be achieved. Glazed bricks and a terrazzo cement board are proposed to the face of the new extension with aluminium windows and timber doors.

It is also proposed to replace the existing windows to the rear of the property with new double glazed sash windows to match the existing. A new double glazed sash window is proposed to the guest bedroom on the first floor and 2No. new rooflights to Connie's bedroom and living room on the second floor.

Garden Improvements

It is proposed to rebuild the existing front boundary wall, widen the current opening between the post and wall and create a new opening to provide access for bins.

A new terrace and planting bed is proposed to the rear of the property.

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Site Description

20 Constantine Road is a terraced property with accommodation over three floors. The front elevation is primarily brick with decorative stone details to the bay windows and entrance porch. The rear elevation is also brick with render at the ground floor.

Relevant Planning History

There is no relevant planning history associated with the property.

Pre-Application Advice

Pre-application planning advice was not sought for the proposals.

Layout, Appearance and Materiality

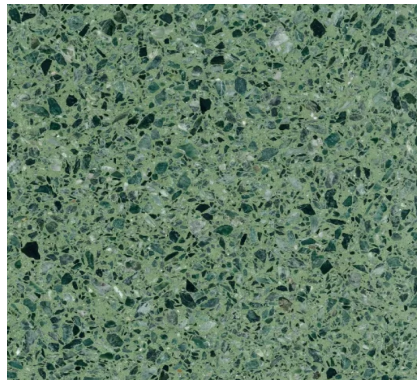
The layout has been carefully considered to meet the needs of the current owners. The ground floor provides well connected family living spaces, an open plan kitchen and dining area to the rear of the property with utility area and WC. There are two elements to the extension; a small extension to the end of the existing kitchen and the main part of the extension to the side of the existing property.

The main part of the extension is set back and differentiated by the use of a terrazzo tile. The smaller addition predominantly utilises glazed bricks with the same terrazzo tile below window sill.

Aluminium windows are proposed to the smaller part of the extension. A pair of timber double doors allow direct access into the courtyard and a large rooflight over the main part of the extension provides natural light to the rear part of the kitchen / dining area.



Glazed brick; EH Smith Valley Green



Terrazzo Tile; Diespeker TE030

Landscaping and Trees

There are no trees within the application site or surrounding properties that would be affected by the proposed works.

Use

The use of the property remains unaffected by the proposals.

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Amount

The proposals add 12 square metres to the total GIA of the house.

Level	Existing (sqm)	Proposed (sqm)	Difference (sqm)
Ground Floor	58	70	+12
First Floor	59	59	-
Second Floor	43	43	-
Total	160	172	+12

Access

Both pedestrian and vehicular access remain unaffected by the proposals.

Daylight and Outlook

It is not considered that the proposals will present any impact on natural daylight, sunlight, or loss of amenity to neighbouring dwellings.

Conclusion

The proposals set out as part of this application are of a modest scale and compliment the character of the existing building. The materials add interest and clearly denotes an addition to the property.