
Design & Access Statement.

135 Constantine Road, London, NW3 2LR



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Introduction.

On behalf of the applicant, this report has been prepared for an application with regards to the proposed works at 135 Constantine Road, London, NW3 2LR. It seeks to outline the proposal, and discuss its response and compliance to the local planning guidance and policies.

Site Location.



Application site in context. The site is located within the Mansfield Conservation area in the Gospel Oak ward in the borough of Camden.

Site Photographs.



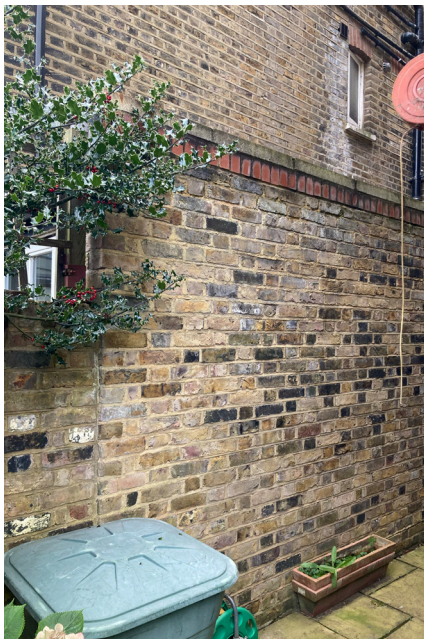
Existing front elevation.



Existing rear view and neighbouring property.



Existing rear outrigger glazing.



View of neighbouring boundary and extension.



View of existing garden.



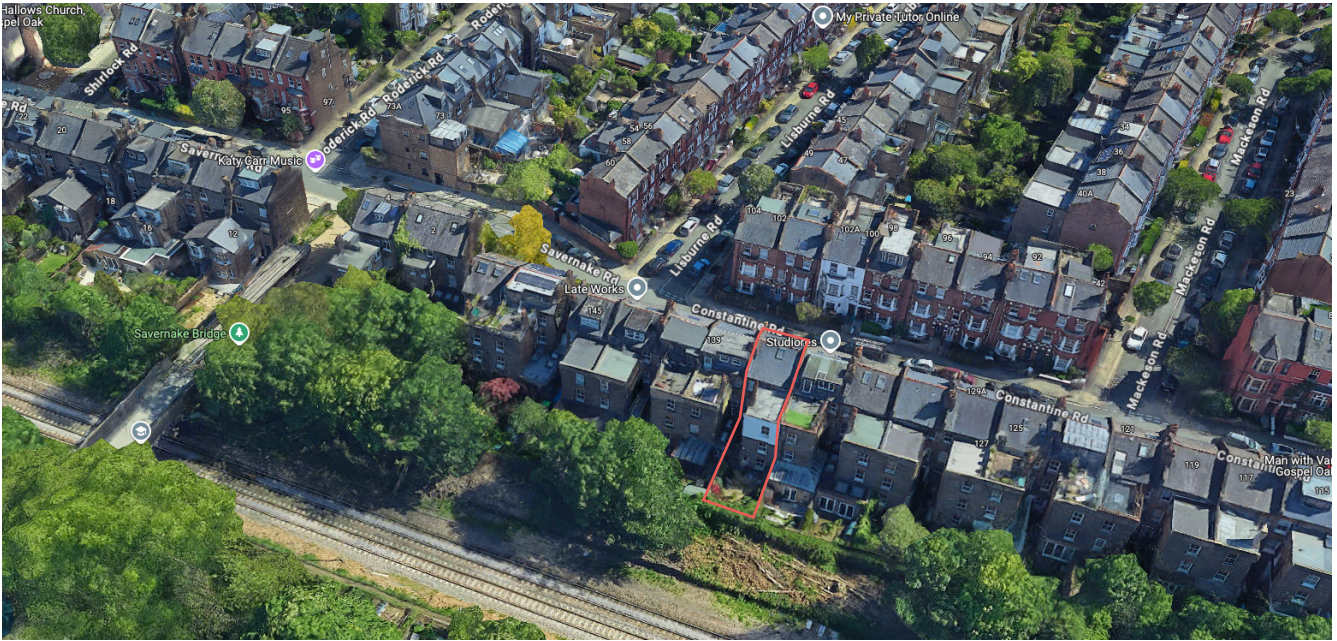
View of rear extension.

Surrounding Area.



Aerial view of Constantine Road and surrounding area.

Surrounding Area.



Aerial view of Constantine Road and surrounding area.

Scale and Design.

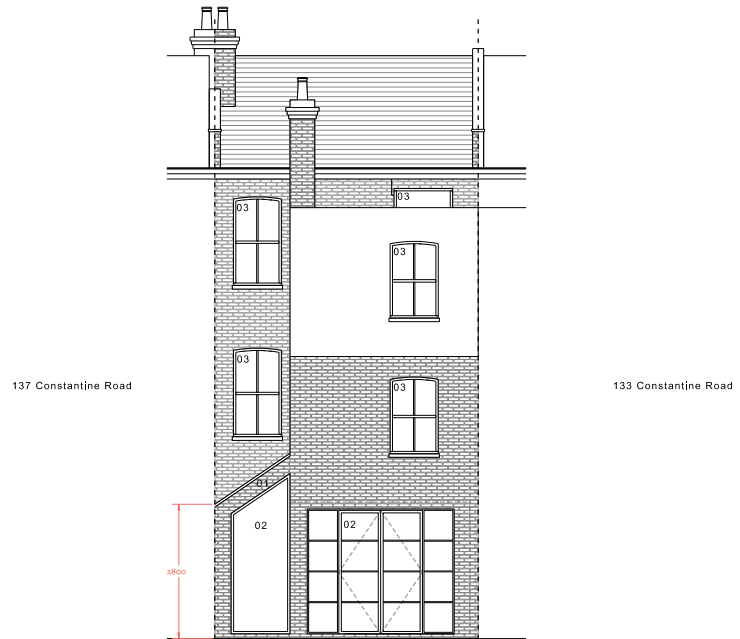
The property is a terraced house in North-West London.

The proposal comprises of a single-storey ground floor side extension with a pitched glazed roof. The extension measures 2800mm high at the eaves, ensuring that the neighbouring properties are minimally impacted in terms of daylight and overshadowing. A previous application was approved on this site with the height at the eaves at 2800mm (2016/2711/P).

The proposal extends to align with the existing ground-floor structure and neighbouring extension at no.137. This proposal is modest and minimally impactful on the neighbours. There is no ground floor extension to the rear.

The proposed materials match the existing. Additionally, the high quality glazing ensures good daylight into the newly formed open-plan internal space.

Nonetheless, there are many examples of similar proposals on Constantine Road and therefore, the proposed aligns with the existing development pattern.



Proposed Rear Elevation.

Site Planning History.

The site itself has has a previous planning application (2016/2711/P) this was granted in 2016.

The application was for a ground floor single-storey rear and side extension. The side extension had a pitched roof with an eaves height of 2.8m. The rear extension had a flat roof with a glazed sky lantern. The proposed materials were to match the existing.

None of these works were completed and the planning has now lapsed.

This application is only for a side extension with the a glazed pitceh roof with the eaves at the same height of 2.8m.



Materials

The ground side extension will be constructed out of new or reclaimed bricks to match the existing. The side extension roof will be a pitched rooflight.

The existing windows will be replaced like for like to match the aesthetics of the property and surroundings, whilst improving the energy performance of the property.

The ground floor glazing will be crittall style aluminium windows.



The existing rear elevation - the extension is to be finished in brickwork to match.

Access.

Access to the property is to remain as existing through the front entrance.

Summary.

Great care has been taken in researching current policy, as well as analysing the original property, site and context, in the development of the submitted proposals.

We look forward to discussing the application further with yourselves.