

44 Constantine Road

London NW3 2NE

January 2012 Planning Application

**Design and Access Statement**

## Existing property

The existing house is a semi-detached, Victorian single family dwelling. The property lies within a Conservation Area. Properties along Agincourt road have adjoining rear gardens to the rear of the property.

The front elevation on the public street is its principle elevation. The rear elevation cannot be seen by the public and the adjoining rear gardens are heavily planted with tall trees.

The rear elevation is stepped twice.

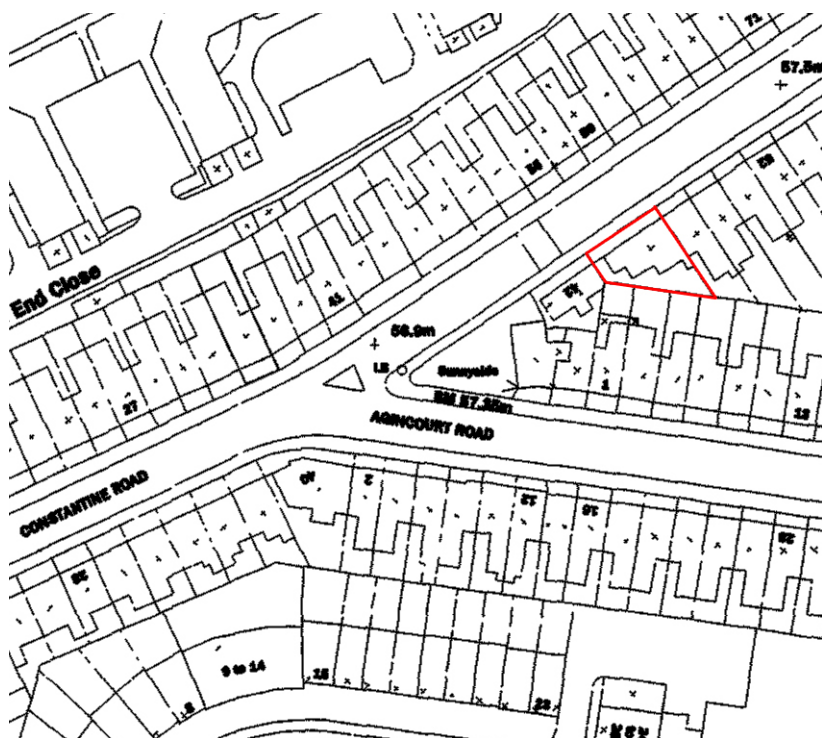
The front of the building consists of two equal bays with the main entrance between.

At the rear is a small external WC of brick construction.

The main roof is a gable pitched roof but due to the stepping of the rear, multiple pitches existing at the rear. A hipped roof exists at the first step, whereas a bricked half-gable end occurs at the second step.

The ridge of the main roof extends past the above half-gable and from the rear the wall extends straight up to the ridge.

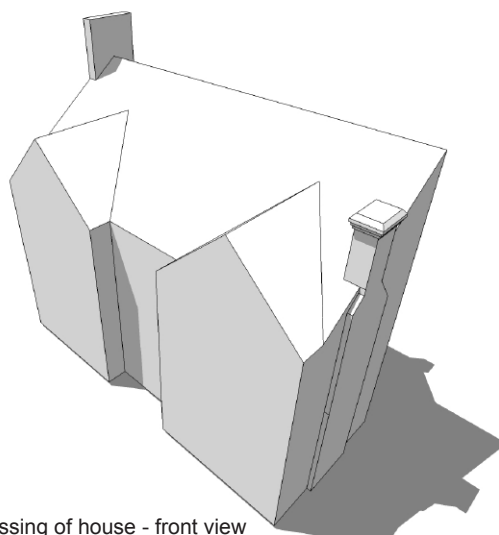
The bays have pitched gable roofs which intersect with the main roof on the front.



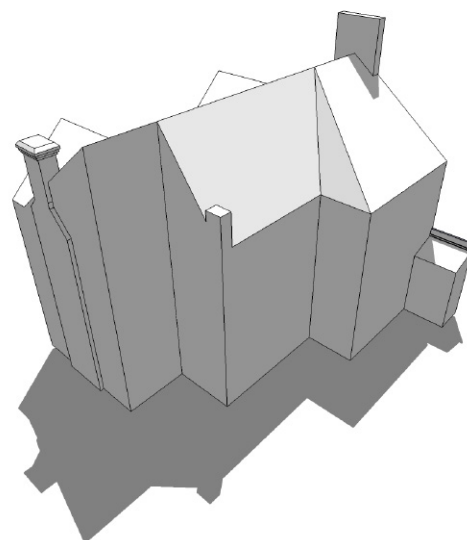
1:1250 location plan



front elevation



massing of house - front view



massing of house - rear view

### Access

The front elevation is set back from the public street by a strip of front garden running along the length of the property.

A side alley currently provides access from the street to the front garden via a locked and obscure gate which adjoins the neighbouring house.



front garden strip



side gate entry on front elevation

### Materials

Materials are predominantly brick to the walls and slate roofing tiles but the flank elevation has sand-cement render. Windows are painted timber.



view of flank walls showing render to chimney

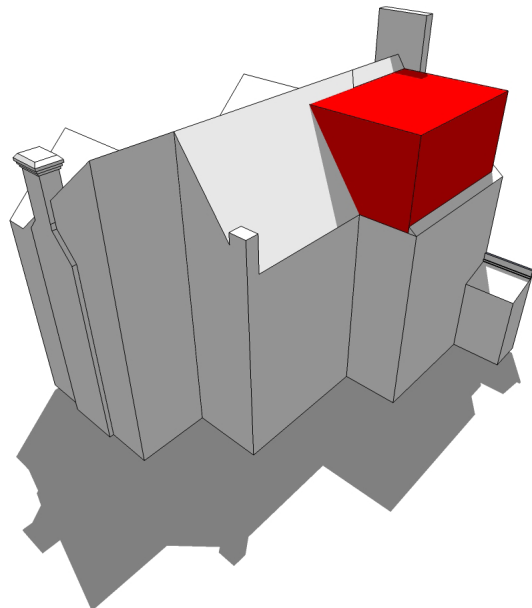


rear elevation brick different to front

### Proposal Use

There will be no change of use in the proposal, i.e. the property will still continue to function as a single family dwelling.

The proposal seeks to extend part of the rear roof as part of a loft conversion. The extension involves a hip-to-gable extension.



proposed rear dormer extension highlight in red

## Context

The loft conversion will provide for a growing modern family house with the means to maintain the property thereby allowing the streetscape to be maintained. For owners with the means to maintain and live comfortably and enjoyably in these old properties, the houses must to earn their keep. Such renovations avoid the need for developing valuable open spaces in the city as well as keeping the grain of the city.



## Design

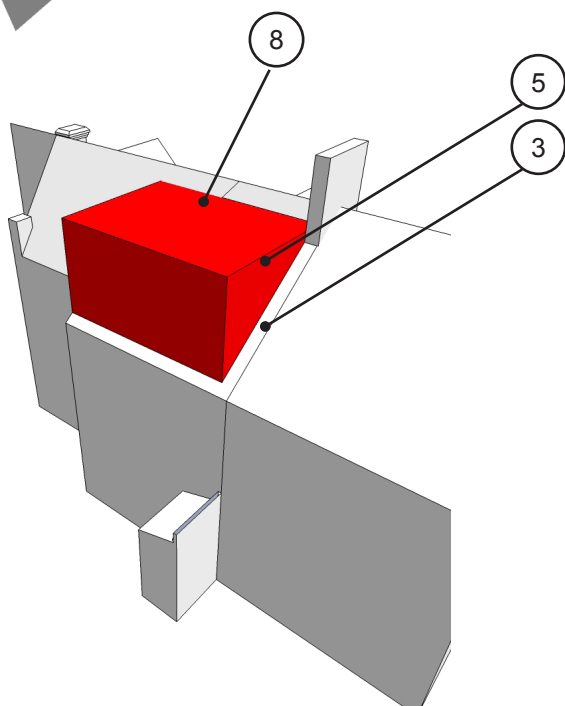
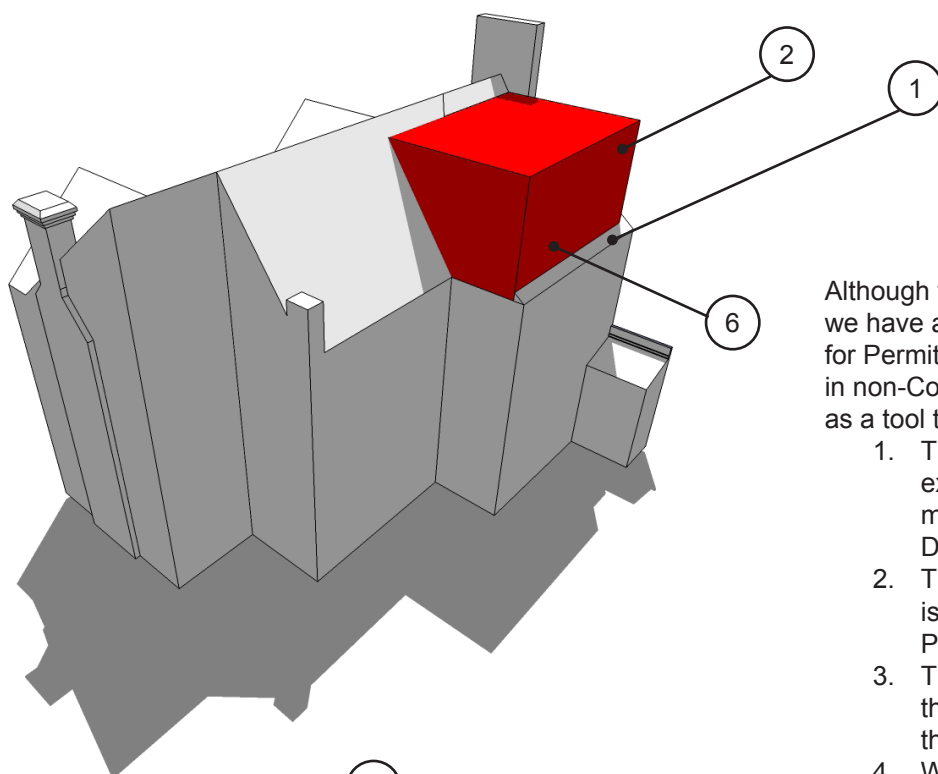
The proposal will not be visible from the public street at the front. There are no proposed changes to the front of the house or to the existing access.

The roof extension will only apply to the first 'step' of the roof thereby maintaining the end most profile of the house. Due to the angle of the adjoining rear gardens, this end of the house is also the furthest away from the neighbours and therefore will have no impact on their view of the sky. It is also worth reiterating that the adjoining gardens have tall trees planted against the house which further block their view.

Other rear dormer extensions exist along the street.



- 44 Constantine road
- line of neighbouring houses
- ... tall trees of neighbour



Although the property is in a Conservation Area, we have adhered strictly to the guidelines given for Permitted Development for roof extensions in non-Conservation Areas. We have used this as a tool to minimise the impact of our proposal.

1. The roof extension is set back from the existing roof edge by 350mm (200mm minimum required for Permitted Development)
2. The volume of the roof extension is 20m<sup>3</sup> (50m<sup>3</sup> permissible under Permitted Development)
3. The Extension does not extend up to the neighbour's wall so as not to affect the chimney
4. We have proposed to use the same materials for the extension as those existing: the hip-gable extension wall will continue the existing brickwork to the flank wall up.
5. The opposite side wall of the extension will be in brick to match the brick parapet at roof level (this side cannot be seen by the neighbours)
6. The rear wall will be in brick to match the existing rear elevation
7. The new window will be in timber to match existing windows
8. The roof is a flat roof and will not protrude above the existing roof ridge. As a flat roof which cannot be seen we have proposed a roofing membrane