

Design & Access Statement for No 92 Constantine Road, London. NW3 2LS

Use

92 Constantine Road is a four storey Victorian family house set within a Conservation Area. The clients would like to convert the attic into an ancillary space with a new Building Regulation compliant stair access. Externally, one would see a dormer to the rear of the house and two conservation style veluxes to the street side.

Scale

Conservation style veluxes to the front fall within Permitted Development rights.

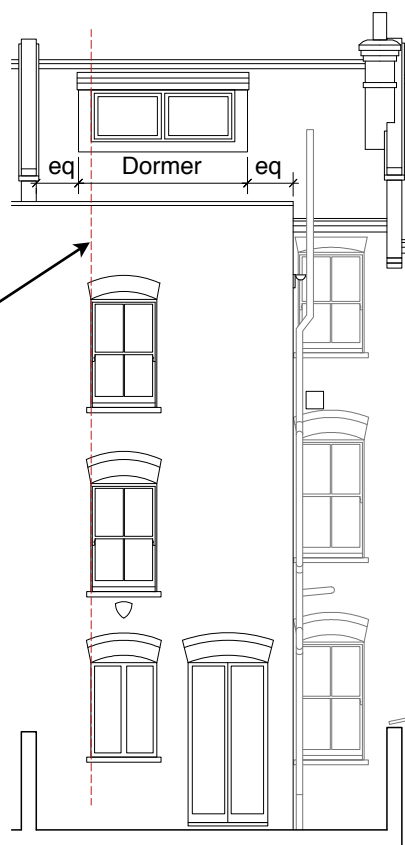
The dormer's volume is 3.1m³, well under half the neighbour's existing dormer to No. 90 & 96.



REAR ELEVATION OF BLOCK

The Dormer has been centred to the house rear extension.

The Dormer glazing is in line with the existing fenestration.



NO. 92 REAR ELEVATION

Appearance

The dormer will not be visible from the main street as the series of photographs demonstrate.



View of proposed Dormer hidden by No. 90 and by houses on Mackeson Rd.

Dotted reds lines indicate position of proposed Dormer. Note, it is hidden by No. 90.



Materials

The dormer roof and its cladding will match those used on No. 90 Constantine Rd. The fascia will be a painted timber with black gutters also matching No. 90. The window will be timber, painted white to match both the existing Victorian windows as well as the dormer window to No. 90.

Maintenance & Sustainability

The dormer roof and cladding will be constructed from robust materials with proper lead flashings. The roof will be set to the required fall to prevent ponding. The guttering is easily accessible for cleaning via the new window. The window configuration will also allow one to clean the external face of the glazing safely.

Energy Efficiency

Heating, insulation and lighting will comply with Building Regulations Part L (Conservation of fuel & power).

Neighbours

The clients and the designer have discussed the attic conversion with the both neighbours.