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PLANNING, DESIGN AND ACCESS STATEMENT
to accompany the householder application for extension to a dwelling

for
the addition of a rear side infill extension at
93 Constantine Road, London, NW3 2LP

Ref: FN_003. 16.05.2014



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1.Introduction, Description and Proposal

1.1 This is to accompany the householder application for the extension of a dwelling to a single occupancy terraced house at 93 Constantine Road, London NW3 2LP.

1.2 These works include a new infill side return to the rear.

1.3 In accordance with CABE guidelines, the attached statement and drawings show:

- an *assessment* and consideration of the context (physical, social and relevant planning policies) as it has been important to develop a good understanding of the context to inform the design process.
- the *evaluation* of the above and how this has been translated into the proposed *design*.

1.4 The components of the design and access statement comprise, as required, a description of:

- size/scale
- use
- layout
- appearance
- landscaping
- access

1.5 Background. During the development of the design proposal Paul Vick architects Ltd submitted a pre-application on 24/03/14. This was lost, and so resubmitted electronically on 10/04/14. Paul Vick architects received a response from the Planning Officer (Sam Watts) on 08/05/14. The Planning Officer supports the scheme. The design was considered to be in accordance with Supplementary Guidance Documents CPG1 (Design) and CPG6 (Amenity), as well as Development Policies DP24, DP25 and DP26.

1.6 The proposal involves the creation of a rear side infill extension at ground floor level, with a raised ceiling to the kitchen increasing the floor area of the ground floor by approximately 11.1sqm. The eaves height is 2.4m, as indicated on the attached drawings.

1.7 The extension will allow for improved amenity with better natural lighting.

1.8 In planning terms this proposal is acceptable.

- The proposal is to the rear, and is not visible from the front of the site.
- It is of a modest size, covering only a small area of the ground floor, with a roofline that does not interfere with the quality of light or outlook to the adjacent house (No. 91) or the upper floors of the property itself.
- The proposal improves the amenity of the site.
- It complies with the guidance and strict requirements for space, massing and materials in regards to Camden's Local Development Framework, Planning Guidance and Conservation Area Appraisal.

1.9 Apart from one additional step on the 1F half-landing to accommodate a raised ceiling to the kitchen, the upper floors are not affected by the proposal.

1.10 The proposed extension is in keeping with the existing context, with a pitched, tiled roof and brick wall. The doors introduced to face the garden and the rooflights to the infill side return improve the light into the building and are to be similar in style to the existing rear windows.

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2. Context

2.1 The building is in the Mansfield Conservation Area and is not listed or subject to an Article 4 directive.

2.2 The surrounding properties have a wide variety of ground floor extensions that have no overriding character to them, with a mixture of flat and pitched roofs.

2.3 Recent planning history. There have been a large number of extensions, additions and alterations to the properties on Constantine Road. Some of the recent planning acceptances (from Camden website search only) are below:

Ref. No.	Address	Description	Result	Ref. No.
2013/6391/P	101 Constantine Road London NW3 2LR	Erection of a single storey rear extension in connection with dwelling house (Class C3).	Granted 16-10-2013	2013/6391/P
2013/6394/P	101 Constantine Road London NW3 2LR	Erection of single storey rear extension to existing dwellinghouse (Class C3)	Granted 16-10-2013	2013/6394/P
2012/5899/P	92 Constantine Road London NW3 2LS	Variation of condition 3 (development built in accordance with approved plans) pursuant to planning permission granted on 13/02/2012 (ref 2011/6264/P for the erection of dormer roof extension at rear and installation of two conservation style rooflights to front roof of dwelling house (Class C3)) to allow for a minor material amendment to enlarge the dormer roof extension.	Granted 13- 11-2012	2012/5899/P
2012/2870/P	145 Constantine Road London NW3 2LR	Installation of 11 solar panels to the front roof slope of dwelling house (Class C3).	Granted 01- 06-2012	2012/2870/P
2012/1441/P	145 Constantine Road London NW3 2LR	Amendment to planning permission granted on 09/05/2011 (Ref: 2011/1068/P) for the erection of a single storey ground floor rear extension, a new rear dormer and a new roof terrace enclosure at single dwelling (Class C3), to allow for installation of 6x photovoltaic panels to roof of dormer extension.	Granted 15- 03-2012	2012/1441/P
2012/1517/P	94 Constantine Road London NW3 2LS	Erection of a single storey rear infill extension to the ground floor of a dwelling (Class C3).	Granted 22- 03-2012	2012/1517/P
2012/0405/P	92 Constantine Road London NW3 2LS	Erection of a single storey rear infill extension and a new patio door to ground floor rear of existing house (Class C3).	Granted 24- 01-2012	2012/0405/P
2011/6264/P	92 Constantine Road London NW3 2LS	Erection of dormer roof extension at rear and installation of two conservation style rooflights to front roof of dwelling house (Class C3).	Granted 06- 01-2012	2011/6264/P
2011/4306/P	102 Constantine Road London NW3 2LS	Conversion of 2 x one bedroom self contained flats into a 1 x two bedroom flat at first and second floor level including loft conversion to provide living space; alterations to include replacement of existing rear dormer with new rear dormer with French doors and rooflight, replacement of existing balustrade and raising of rear parapet, enlargement of two side facing windows, new walk on rooflight to roof terrace and new rooflights to front roof slope to residential flat (Class C3).	Granted 12- 09-2011	2011/4306/P
2011/3100/P	123 Constantine Road London NW3 2LR	Replacement of windows at rear upper floors elevation and replacement of rear ground floor window and door with sliding doors to dwelling (Class C3).	Granted 12- 07-2011	2011/3100/P
2011/1640/P	Flat A 74 Constantine	Amendments including installation of additional door and window at ground floor level to planning	Granted 08- 04-2011	2011/1640/P

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	Road London NW3 2LX	permission granted on 26th August 2010 (2010/3103/P) for the erection of a single storey rear extension at ground floor level of maisonette (Class C3).		
<u>2011/0130/P</u>	84 Constantine Road London NW3 2LX	Erection of a rear roof dormer with French doors and Juliet balcony; installation of railings to form roof terrace at third floor level along with associated access; and erection of ground floor single-storey rear extension, to residential dwelling house (Class C3).	Granted 21-01-2011	<u>2011/0130/P</u>
<u>2010/5012/P</u>	113 Constantine Road London NW3 2LR	The erection of a rear and side extension with rooflights to residential dwelling (Class C3).	Granted 06-10-2010	<u>2010/5012/P</u>
<u>2010/3103/P</u>	Flat A 74 Constantine Road London NW3 2LX	Erection of a single storey rear extension at ground floor level of maisonette (Class C3).	Granted 06-07-2010	<u>2010/3103/P</u>
<u>2010/3119/P</u>	101 Constantine Road London NW3 2LR	Erection of a rear infill extension at ground floor level to dwelling house (Class C3).	Granted 30-06-2010	<u>2010/3119/P</u>
<u>2010/1581/P</u>	89 Constantine Road London NW3 2LP	Erection of a single storey outbuilding in rear garden of single dwelling (Class C3).	Granted 07-04-2010	<u>2010/1581/P</u>
<u>2010/1392/P</u>	101 Constantine Road London NW3 2LR	Erection of a ground floor rear extension to dwelling house.	Granted 19-03-2010	<u>2010/1392/P</u>
<u>2008/3808/P</u>	Flat A 104 Constantine Road London NW3 2LS	Replacement of rear window and conservatory windows with folding glass doors to ground floor flat (Class C3).	Granted 25-09-2008	<u>2008/3808/P</u>
<u>2006/4901/P</u>	Flat 4 72 Constantine Road London NW3 2NE	Installation of 2no. velux rooflights to front roof slope to top floor flat (Use Class C3).	Granted 19-12-2006	<u>2006/4901/P</u>
<u>2006/3973/P</u>	Ground Floor Flat 64 Constantine Road London NW3 2NE	Construction of a single-storey rear extension and associated alterations to the dwelling (Class C3).	Granted 05-09-2006	<u>2006/3973/P</u>
<u>2005/2149/P</u>	115 Constantine Road London NW3 2LR	Application for Certificate of Lawfulness for a proposed development for alterations and extensions to the existing back addition at ground floor level.	Granted 14-06-2005	<u>2005/2149/P</u>
<u>2005/1568/P</u>	77 Constantine Road London NW3 2LP	Erection of a single storey rear extension to dwellinghouse.	Granted 28-04-2005	<u>2005/1568/P</u>
<u>2005/1321/P</u>	137 Constantine Road London NW3 2LR	Installation of solar panels on the roof. This application represents an amendment to a previously approved planning permission, granted on 20/02/04 (Ref: 2003/3598/P).	Granted 11-04-2005	<u>2005/1321/P</u>
<u>2004/4612/P</u>	62 Constantine Road London NW3 2NE	The erection of a single storey rear conservatory.	Granted 23-11-2004	<u>2004/4612/P</u>
<u>2003/3626/P</u>	133 Constantine Road London NW3 2LR	Conversion of house into 3 residential units and extensions at roof level to provide a rear dormer extensions and access to a new second floor roof terrace, installation of railings around the new terrace, and a single storey extension to the side and rear.	Granted 09-01-2004	<u>2003/3626/P</u>
<u>2003/3598/P</u>	137 Constantine Road London NW3 2LR	The conversion of loft space, rear extension at ground floor level and reformation of existing dormer at second floor level.	Granted 07-01-2004	<u>2003/3598/P</u>
<u>PE9900306</u>	125 Constantine Road London NW3 2LR	The retention of a dormer access door to the flat roof, and the erection of railings in connection with the use of the flat roof at the rear as a roof terrace. As shown on 3 unnumbered drawings, photo, specification, applicants letter dated 12th April 2000.	Grant Full Planning Permission (conds) 14-04-2000	<u>PE9900306</u>

The properties in **bold** are of a similar nature to the development at 93 Constantine Road.

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Local policy consideration.

2.4 The provisions of local policies (in the form of Camden's Local Development Framework, Planning Guidance and Mansfield Conservation Area Appraisal) are specifically met in the proposal, namely in consideration of:

- LDF Core Strategy 5 - Managing the impact of growth and development;
- LDF Core Strategy 14 – Promoting high quality places and conserving our heritage);
- DP24 (Securing high quality design);
- DP25 (Conserving Camden's heritage);
- DP26 (Managing the impact of development on occupiers and neighbours)
- CPG1 (Design);
- CPG6 (Amenity) – especially in regards to Daylight and Sunlight and Overlooking, privacy and outlook.
- Mansfield Conservation Area Appraisal – The proposal does not diverge significantly from the historic pattern.

3. Access

3.1 The existing building access shall be unaffected.

4. Conclusion

4.1 In accordance with the requirements of a design and access statement identified at the beginning, the context, particularly in relation to the local development policies of Camden as well as the recent planning history, has been studied and assessed in general and in detail.

4.2 This study has shown that the modest proposal put forward here will not have a negative impact on the pattern of development, overlooking, disturbance, loss of privacy or materiality, and rather has enhancements in achieving increased amenity without affecting the integrity of the existing street. It complies with policy, and planning permission and conservation area consent should be granted.

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