

Design & Access Statement

139 Constantine Road

London NW3 2LR

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MS-
DA

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Front of 139 Constantine Road

1. Introduction

This Design and Access Statement is submitted in support of our householder's planning application to do a ground floor rear and side return extension at 139 Constantine Road.

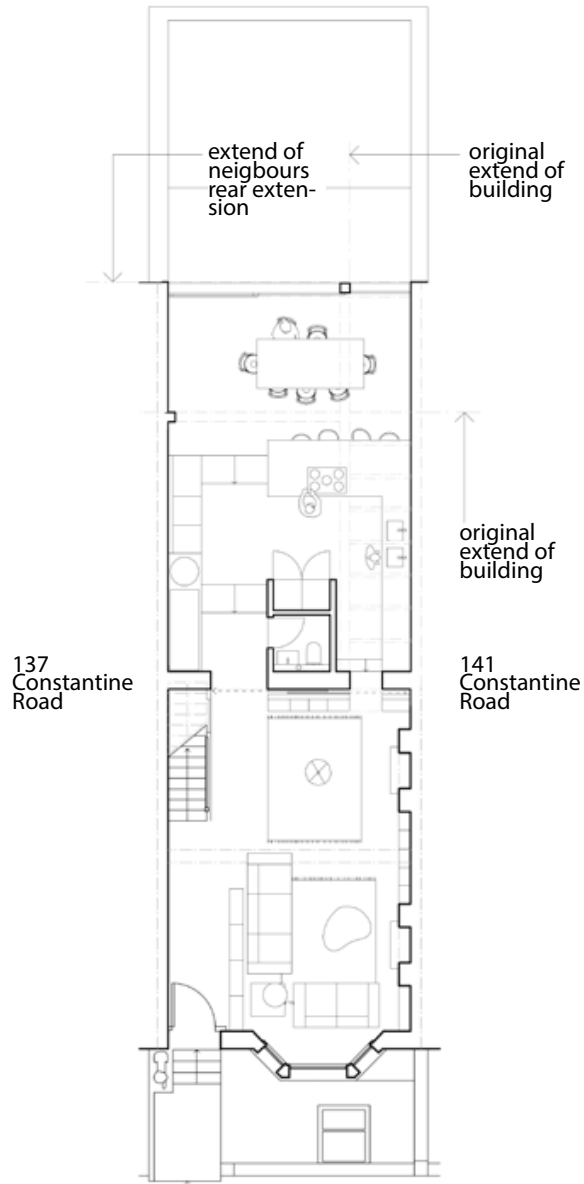
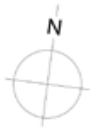
2. Client & Brief

Our client has bought this house six years ago. We have now been instructed to design a rear extension and to remodel the upper floors for more contemporary living arrangements. The aim is to create a generous kitchen and dining area on the ground floor that will connect the front living area with the garden with direct lines of visions. At the moment the only access to the garden is through a small rear door via an inconveniently proportioned kitchen.

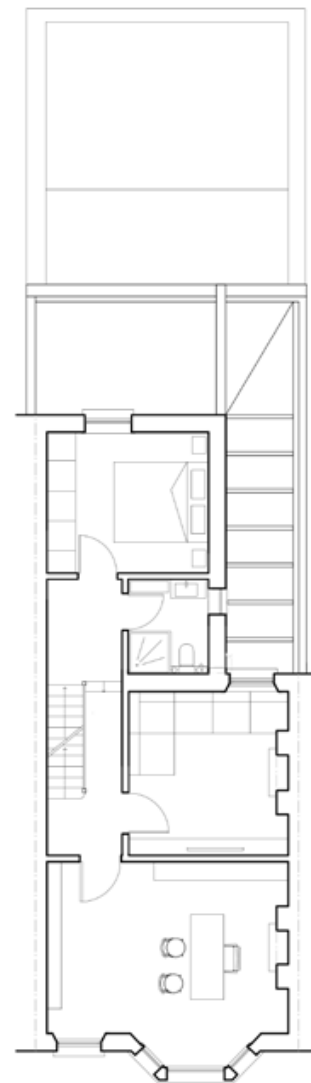
3. Planning History

We could not find any historic planning documentation online on the Council's website but the building appears to be in its original condition to the front – though in dire need of maintenance work. To the rear roof a dormer seems to be the only alteration that had been done some time in the past, added into the original roof structure.

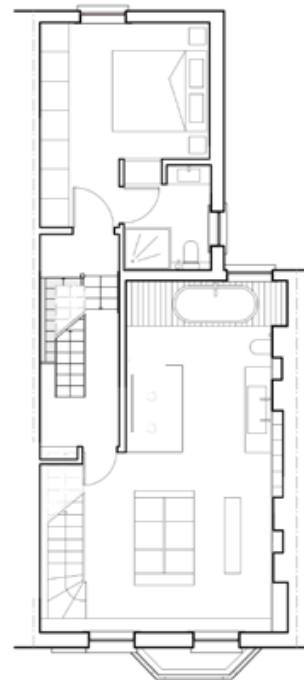




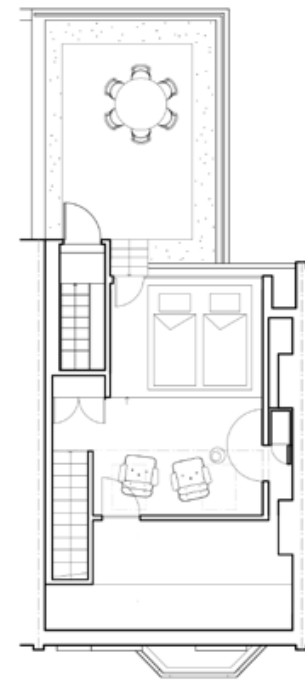
Proposed GF



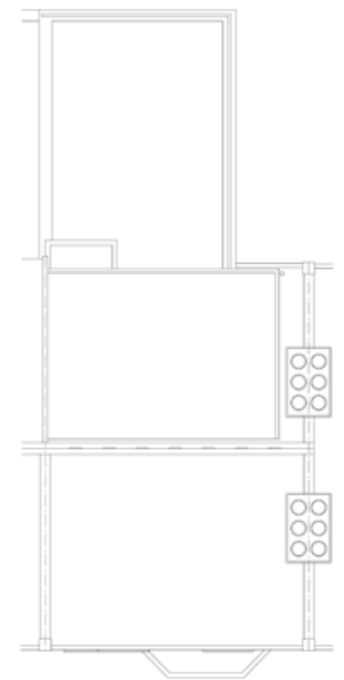
Proposed FF



Proposed SF



Proposed TF



Proposed Roof Top View

4. Layout & Access

All layout changes follow Building Regulations to retain safe routes of escape out of all rooms throughout the house; this is done by use of a sprinkler system. On ground floor we are removing some structural walls under guidance of the Party Wall Act in order to open up the space and to create a more generous dining and kitchen space to the rear.

We propose to demolish an existing garden structure that is located at the end of the rear garden. We would like to extend the existing kitchen to line up with the neighbour's rear extension at 137 Constantine Road.

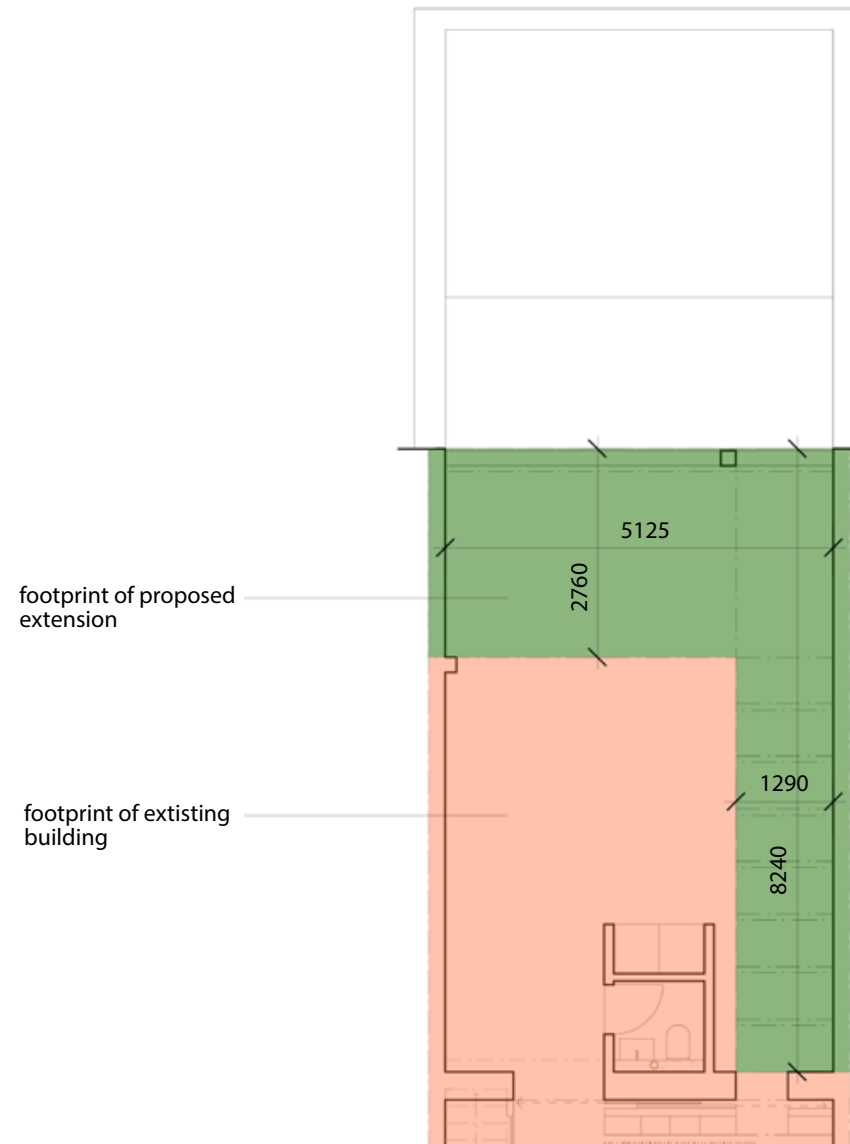
Our scheme combines a side return extension toward 141 Constantine Road to the west with the above mentioned new rear extension. The current, low Party Fence Wall will be re-built up to no more than 2.0m as a cavity wall in order to keep within Planning Law parameters and the right of light. Because of this height restriction toward no. 141 of 2.0 meters we propose to lower our ground floor level in this rear area by 4 Steps – approx. 2ft.

The glazed roof of our proposed side return extension will bring ample light into the kitchen area. The solid rear extension roof is lending privacy and better sound insulation from the adjacent over ground rail tracks at the end of the garden that overlook this garden and the rear elevation.

The main loadbearing beam made of concrete is a prominent feature of our proposal and will provide us with a space without the need of a column. This structural move will support a visual and constructive differentiation between the original building and the new extension. All alterations on the upper floor levels will not affect any of the exterior appearance at Constantine Road 139.

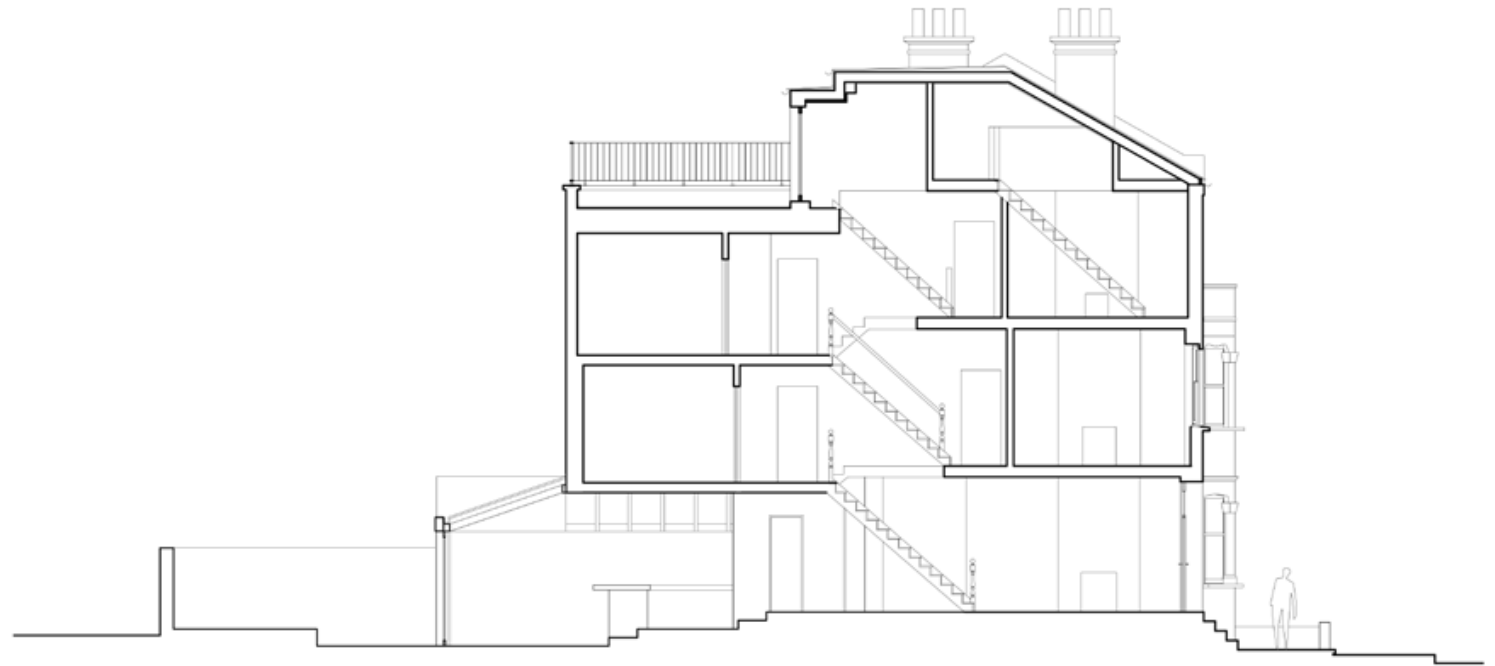
5. Amount

The ground floor extension can be read as two volumes: a side return extension with a double glazed, sloping roof and a rear extension with a solid, pitched roof. Added floor space with this rear extension to this property amounts to: 21.2m²



6. Use

Our client will use this property as his permanent, private residence.



Proposed Cross Section

7. Appearance, Context & Scale

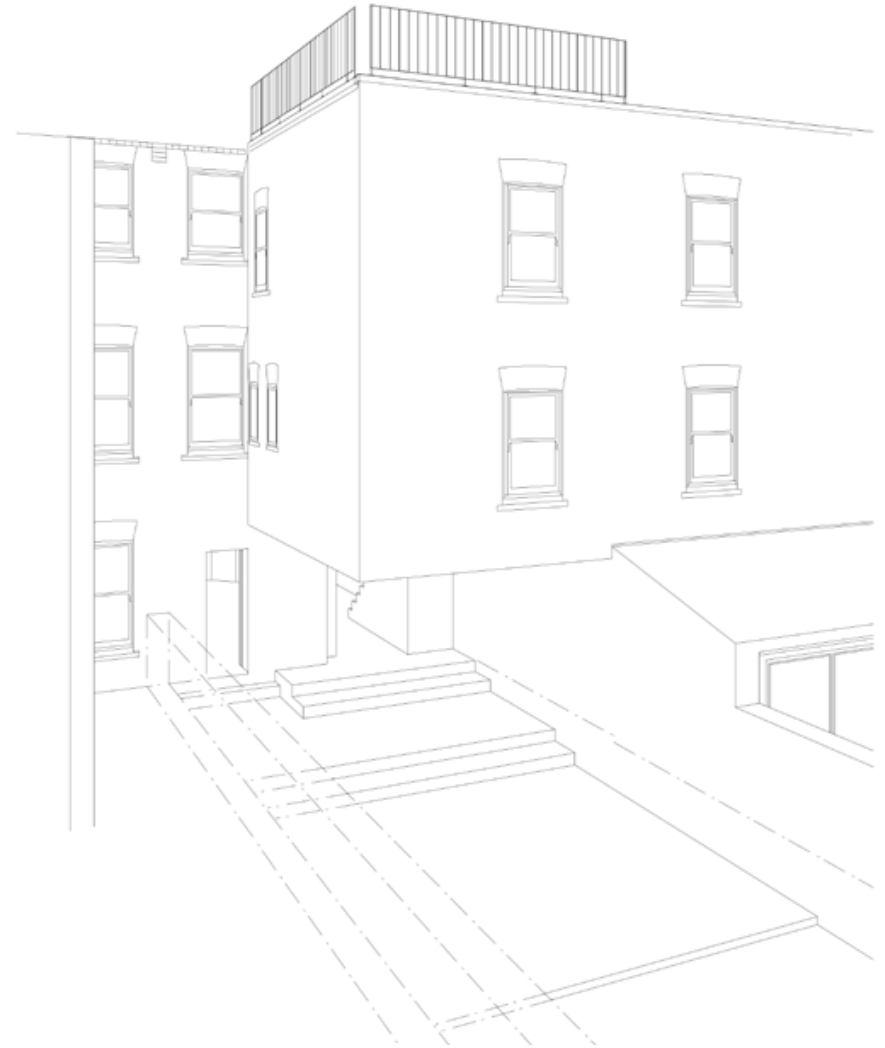
To fully understand the spatial impact & transformations of our proposals we have developed visuals that show the different steps in sequence. These visuals also show the new, proposed extension in its setting and direct surrounding as well as showing its impact to the neighbouring properties.



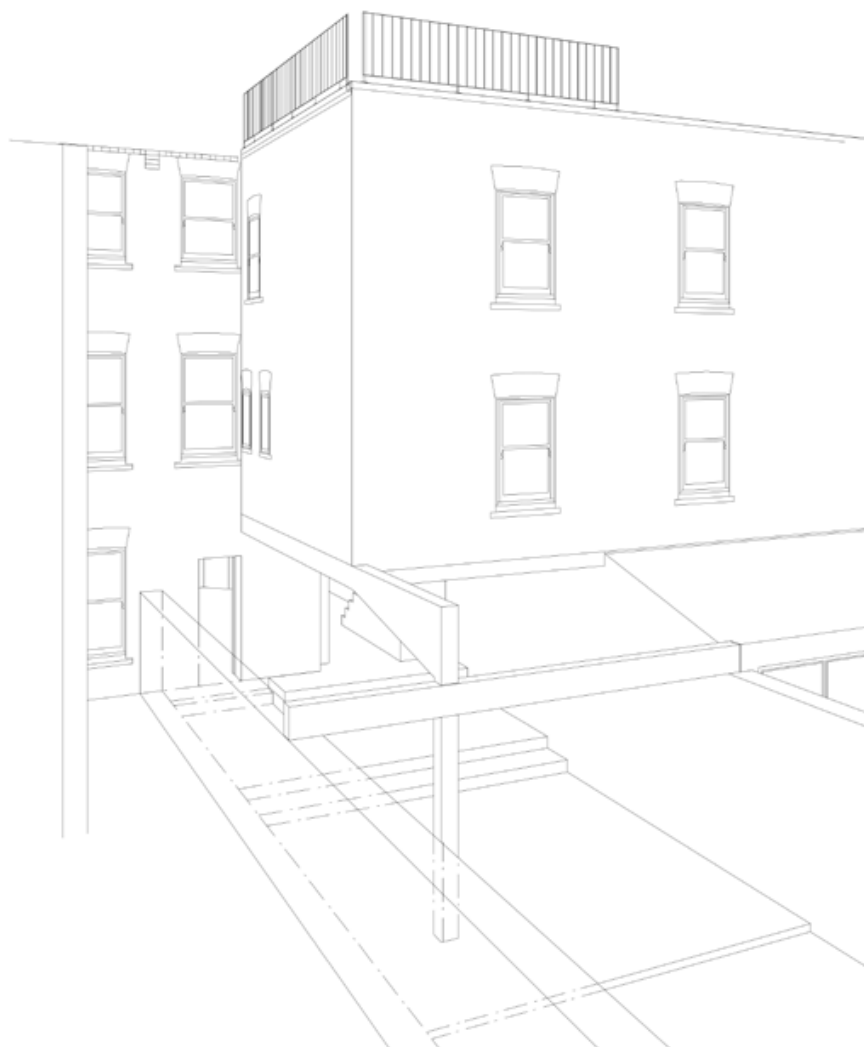
Visual A: showing existing back of house



Visual B: showing all rear walls demolished.



Visual C: showing the modelling of new floor levels



Visual D: showing the new structural elements of the rear extension



Visual E: showing the appearance in sketch form of the proposed rear extension.

The side elevation shows the view from the adjacent property, 139 Constantine Road.
We propose to raise the boundary wall by approx. 350mm to a maximum of 2000mm measured from the existing ground level (FFL at ground floor).



Proposed Side Elevation

The rear elevation shows the lowered floor level.



Proposed Rear Elevation



Visual 1: showing the proposed rear extension & highlighting the connection of the interior and outdoor space. The extension is designed & materialised to display juxtaposition between a brick dominated surrounding and new, precast concrete structural elements (lintel & main beam) along with double glazed panels. Our careful choice & differentiation of materials supports & retains a visual footprint of the original rear extension and helps the new structures to distinguish themselves.



Visual 2 showing an interior view into the garden.



Visual 3: showing a view from the kitchen extension up into the existing reception room.



Existing out building

8. Landscaping

The garden level immediately adjacent to the kitchen will be lowered by approx. 3ft to provide level access out. The remaining garden will step up gradually to its original level. Perennial planting will complement surrounding fence walls and the neighbours rear gardens.

9. Conclusion

We feel that our proposal forms an appropriate spatial extension to the ground floor and an overall improvement for this property. In the course of these planned refurbishment and extension works the property will be put back into shape, which is urgently needed in particular to the front. We hope the Camden Council shares our views and can support & recommend our proposed scheme for approval.