

**Design and Access Statement : Change of Use at
3 Constantine Road, London, NW3 and Alterations of
Shopfront to 5 Elm Terrace, London, NW3**

Background

- 1.0 Full planning permission for the above development was granted on 11 November 2011 - Application Reference 2011/4589/P.
- 2.0 Subsequently new consultants were appointed by the applicant and amendments to the brief were introduced.

We were advised by the Planning Officer, Sally Shepherd, to submit an "Application for Removal or Variation of a Condition following Grant of Planning Permission". This application was submitted on 23 February 2015 and validated in March - reference Sally Shepherd email 17.03.15 and Planning Application Ref 2015/1134/P.

- 3.0 The original application 2011/4589/P expired on 11.11.2014 and whilst a construction start on site was initiated just before this expiry date it was stopped by the sitting tenant.

Therefore it was deemed by the Planning Officer that no work had started - reference Sally Shepherd email 28.04.15, and hence we were advised a new planning application would have to be made.

- 4.0 We formally withdrew Application Ref 2015/1134/P by email on 12.05.15.

New Application

As a consequence of the foregoing a new application has been prepared. Effectively it is the same scheme as that which was granted full planning permission - Application Ref 2011/4589/P, with minor amendments as per the withdrawn application 2015/1134/P.

We enclose a copy of the report submitted with Application Ref 2011/4589/P for ease of reference.

The Changes

The changes from the original approved scheme can be summarised as follows:-

- 1.0 Amendments to the internal arrangement on the ground floor including:-
 - a) Internal re-planning to improve circulation to relieve restricted space and open up views into the garden courtyard.
 - b) Omission of 1No. surgery to provide improved x-ray facilities with the introduction of a panoramic x-ray unit.
 - c) Improved sterilization facilities to current standards.
 - d) Omission of internal ramps and resolution of levels to provide greater barrier free access and improved circulation for both patients and staff.

2.0 External amendments including:

- a) Omit previous proposal to build onto party wall at No. 5 Constantine Road thus avoiding structural and party wall issues and retaining existing open space.
- b) Link between courtyards of No. 1 and 3 courtyards relocated.
- c) Rear exit relocated from No. 5 Elm Terrace to No. 3 Constantine Road, both for use as fire exit and the intended use for waste collection to avoid the unsightly collection of bins in front of No. 5 Elm Terrace.
- d) Proposed 'green' roof omitted for cost and structural reasons.

No. 3 Constantine Road

The change of use for No. 3 Constantine Road is in essence as that which was granted previously as per Application Ref 2011/4589/P, in that what is now a 3 storey single dwelling will be converted to an extension of the dental practice on the ground floor and a 2 storey maisonette on the upper floors. The extent of the rear extension is as previous which respects the existing building line.

The upper floors of 5 Elm Terrace and 1 Constantine Road will remain unchanged from the present existing accommodation.

Shopfront

A design statement was prepared for the minor amendment application - application Ref 2015/1134/P which is still pertinent to this new application and accompanies the document.

Nicoll Russell Studios
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