

MARTYN CLARKE ARCHITECTURE

73 Constantine Road NW3

Design & Access Statment

Amendment to the previously approved
application 2014/0617/P

8th July 2015

73 Constantine Road London NW3 2LP

Design & Access Statement

Pre application advice was sought through Camden planning department REF: 2015/2712/PRE with reference to granted planning application 2014/0617/P. The proposal involves changes to the previously approved application for a single storey side extension and construction of a basement.

These amendments to the granted application have taken on board all the comments received in the pre application response(2015/2712/PRE) and has been listed below.

The property is situated within the Mansfield Conservation Area. An appraisal and management document for the CA was issued by the Council in December 2008. The property lies in sub area 2, as defined by the appraisal, comprising late Victorian three story houses and some, as in this case, two story houses. Indeed No 73 is at the point of change from two to three storeys as shown in the drawings presented. The house has been altered over the years and now has concrete interlocking tiles to the roof and aluminum profile windows.

The consented application 2014/0617/P documents should be referred to when reviewing the amended application:

- Engineering Design and Construction Report
- Construction Management Plan
- Flood Risk Assessment
- Pre Application Consultation Report
- Arboricultural Report

Analysis of the existing planning permission

The current proposal as granted breaks up the integrity of the existing ground floor reception rooms, by making the floor plate into one space thus removing the cornicing, skirting and architraves. This, we feel, prejudices the original features, proportions and character of the house.

To the rear of the property, the landscaping of the current scheme is wholly informed by the root protection area of the tree area. Also creating direct access from the lower level to the rear garden results in a large proportion of the garden being lost to the stair case thus prejudicing the amenity space provided, i.e. no usable garden. It is common practice amongst arboriculturist's to use a square of the same area as that of the circle to inform the RPA of the tree. Hence we propose to use this method and to rotate it to create a more workable foot print

for the garden and a light well that enhances the light penetration to the new basement. The fenestration to the end of the rear projection is disjointed and lacks coherence.

To the front of the property the proposals do not take into account re establishing the original window profiles or door profile or indeed; door design.

To the side return, the angled structural glazed roof cuts across the existing aperture from the window to the rear reception room. The new flank wall to the edge of the side return extension has also been brought inboard wholly to deal with guttering.

Amendments to the previously approved application

Alterations to the frontage

- The extent of the basement has not been altered from the approved scheme.
- The three window slots into the lower ground floor remain unchanged from the approved scheme.
- The amendment to the scheme will change the existing windows to their original style and proportions, six over one on the front of the canted bay and above the front door, with four over one to the sides of the canted bay.

Rear side infill extension and ground floor elevations

- Glass lantern to the rear of the infill extension has been kept to a minimum forming in part, over the existing aperture and brick arch. This will preserve the proportions of the internal rooms within the existing fabric.
- The existing window to the first floor of the rear projection has been retained as per the pre application comments.

