



Design and Access Statement

86 Constantine Road
London
NW3 2LX

12th November 2015

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Introduction

This Design and Access Statement forms part of the application seeking planning consent for extension works to 86 Constantine Road, NW3 2LX. The proposed works include a loft conversion including a rear dormer, two conservation rooflights to the front elevation; a door providing access to a roof terrace and installation of a balustrade at the rear projection in connection with the roof terrace.

Assessment

No. 86 is a three storey, late Victorian, mid-terraced property on Constantine Road, Hampstead. The property can only be accessed off Constantine Road and falls within the Mansfield Conservation Area under the authority of Camden Planning. No. 86 is not listed as being of historic interest.

Planning History

Over the years there have been several alterations to the immediate property and a large number of consented alterations to other properties on Constantine Road as a whole. Below is a list of relevant applications to date with the related decisions:

- **PE9900907** – 86 Constantine Road, London, NW3 2LX
The conversion of roof space incorporating the insertion of a rear dormer, and two front roof lights to provide additional residential accommodation; the formation of a rear roof terrace across the rear flat roof projection with a door access at eaves level for use as external amenity space for a single family dwelling house. As shown on drawing Nos 07/17 - 21.

Refused - 13th June 2000

The proposed rear dormer would appear overly dominant by virtue of its off-centre alignment and excessive scale in relation to the rear roof slope and would detract from the appearance of the building and the remainder of the terrace. The proposal would therefore be contrary to policies EN1, EN16, EN16 (new), and EN57 of the adopted Unitary Development Plan and to adopted Supplementary Planning Guidance relating to roof extensions. The proposal would also fail to preserve or enhance the character and appearance of the Conservation Area, contrary to policy EN33 of the Unitary Development Plan'

- **2011/0130/P** – 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 - 14th March 2011

- **2014/2059/P** – 17 Cressy Road, London, NW3 2NB
Erection of a single storey rear infill extension, with four rooflights; installation of one rear dormer, two solar panels and five rooflights and formation of a front gate, piers and railings.

Granted - 12th July 2014

- **2014/1958/P** – 19 Mackeson Road, London, NW3 2LU
Installation of rear dormer access door, creation of 2nd floor rear roof terrace with associated privacy screen, installation of sliding doors and replacement door and rooflight to existing side extension on rear elevation.

Granted – 1st July 2014

- **2015/4677/P** – 48 Courthope Road, London, NW3 2LD
Details of privacy screen to be created on the roof terrace in relation to condition 4 of planning permission (2014/7760/P) dated 17/03/2015 for the replacement of conservatory with extension, creation of roof terrace, insertion of rear doors to access terrace, loft conversion, rear dormer and 3 front veluxes.

Granted - 21th September 2015

- **2015/4244/P** – 123 Constantine Road, London, NW3 2LX
Loft conversion with rear dormer extension and new door onto existing roof terrace at 2nd floor level, new black iron balustrade around roof terrace and 2 x front rooflights.

Granted - 29th September 2015

Planning Guidance

Due to the location and prominence of the property on the Constantine Road, the proposed loft conversion works endeavour to ensure the original character of the host property and the immediate streetscape are maintained with a well proportioned intervention to the rear elevation. The proposals allow the maintaining the existing roof slope and height with the dormer set back from all edges minimising its visual impact.

The submitted application has taken into consideration the policies and guidance offered in the 'Camden UDP 2006', 'Camden LDF 2010-2025', 'Camden Planning Guidance - CPG 1 Extensions, Alterations and Conservatories', 'Camden Local Plan -

H3 Protecting Existing Homes, H7 Large and Small Homes, D1 - Design and Heritage', 'Mansfield Conservation Area Appraisal and Management Strategy 2008'.

Many similar planning approvals have been granted consent to the neighbouring street including Constantine Road with some being much more bulky and overbearing. The existing rear elevation of the immediate and neighbouring properties within the block consists of a number of rear dormers and roof terraces. (Refer to photos overleaf)

Proposed Design

The proposed works involve an installation of a Code 5 lead-clad rear dormer, two conservation rooflights to the front roof slope and metal framed windows and door to the rear. The centrally aligned dormer is offset 500mm on all sides, including the ridge line and allows the existing slate roof tiles to be retained. The proposed dormer is subordinate to the original building and will only be visible from a limited number of locations from ground level on Mackeson Road. (Refer to photos overleaf) The metal framed dormer doors will be finished in grey frames being discreet and inkeeping with the appearance of the lead clad dormer, hence avoiding high contrast.

The loft conversion will provide a utility room due to the restricted headroom with hallway leading of the main staircase to the external roof terrace. The black painted metal balustrade will be added to the perimeter of the roof terrace to provide guarding in accordance with current Building Regulations. This balustrade will be set back from the rear elevation and mechanically fixed to the existing brickwork parapet, partly concealing its appearance.

Access

The access to the property will be unaffected.

Summary

The proposals have fully considered the visual amenity and impact on the streetscape of the original property and Constantine Road and the wider Mansfield Conservation Area. The proposed works will maintain the original character of the property and are inkeeping in nature and scale.

In these circumstances, we feel the design should comply fully with Camden's Planning Policies which stress the beneficial aspects of encouraging expansion of existing residential properties as well as increasing the build quality, design, and efficiency.

Therefore we feel the application is both considerate and should be granted consent on these grounds.

Please refer to the attached photos overleaf as well as the drawing package submitted.

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Site Photos



1. Aerial View of showing the rear of 86 Constantine Road



2. Aerial View of showing the side of 86 Constantine Road



3. View of 86 Constantine Road looking east



4. View of 86 Constantine Road looking south

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5. Rear view of No. 84, 86 and 88 from Mackeson Road demonstrating how the proposed dormer and terrace would be largely concealed from view (No.86 below arrow)



6. Rear view of No. 84, 86 and 88 from Mackeson Road demonstrating how the proposed dormer and terrace would be largely concealed from view (No.84 dormer is only partly visible)



7. Rear view of No. 86 and 88 from further up Mackeson Road
(No.86 below arrow)



8. Rear view of 84 (LHS) and 86 (RHS)



9. Rear view of 86 (LHS) and 88 (RHS)