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**PLANNING APPLICATION:**

Householder Planning Application

**Re: Rear Infill Extension and Window Alterations**

**Design and Access Statement**



**Prepared for:** Fred and Susanna Nieto

**Site Address:** 45 Constantine Road, London NW3 2LN

**Date:** 13th June 2016

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## Design & Access Statement

### Application Details:

**Applicant Owner:** Fred and Susanna Nieto  
**Agent:** William Tozer Associates Ltd.  
**LPA:** London Borough of Camden  
**Conservation Area:** Mansfield Conservation Area  
**Project:** Rear single storey infill extension and 2no. new roof lights to rear  
**Site Address:** 45 Constantine Road London NW3

### Preface:

This document sets out the proposed development of no. 45 Constantine Road, NW3 for a single storey rear side infill extension with 2no. new roof lights to the rear main roof. The works are to a late Victorian terraced property in the Mansfield Conservation area in the London Borough of Camden.

### Design, Scale, Character and Appearance of proposed development

The design maintains the overall integrity of the host property whilst adding subtle, modern additions which afford the occupants with additional living space and enhanced views which connect to the garden. The development complies with the broad requirement for high quality design that enhances the appearance of the existing house and preserves the character of the wider terrace along with the surrounding area. The design draws upon previous works that William Tozer Associates have completed to this type of building and urban environment and upon a considered assessment of the existing building and streetscape.

The extension provides an enhanced connection between the ground floor living space and the garden.

### Rear Elevation

The rear side infill extension lines up with the existing outrigger and is intended to maintain the integrity of the host property. It remains subservient to the existing proportions of the main house. The extension will be finished in white-painted render complementing the existing white painted features to the front and rear of the property. The contemporary detailing to the extension is carried out in a subtle and sympathetic manner, with the minimal detailing of glazing being subordinate to the original detailing of the property.

A timber clad storage cupboard perpendicular to the outrigger divides the garden into practical and 'garden' space and will also conceal structural support for the outrigger whilst providing a dual aspect view for the rear garden. Additional storage for the garden has been allocated to of the property and will be in line with the height of any existing fencing or at counter height. Planters will be used to soften the garden.

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An existing roof light to the main roof of the house will be replaced by a larger window alongside a smaller window above the third floor stair.

### **Front Elevation**

The building at the front is flat fronted with a projecting bay window over two storeys, a recessed paired entrance door, and a visible pitched roofs (with an existing roof light). The house has a small fronted garden with low lying brick walls. There are no proposed works to the front of the property.

### **Access**

Access to the front of the property will remain the same. The extension addresses the change in level to the garden at the rear to gain additional, level space as opposed to the current awkward access. A flush threshold is proposed so that the terrace is immediately accessible from the lower ground floor.

Accessing the garden doors to either side of the storage cupboard at the rear will also afford privacy to the users and the neighbours adjacent at no. 43 Constantine Road, who have an external courtyard, between an infill extension to their side.

### **Adherence to Policy Documents**

The Camden Replacement Unitary Development Plan sets out criteria for the development detailed above, in particular Section 3- Build Environment clauses 3.32 and 3.33:

3.32 Extensions should be careful sited and proportioned to respect the historic form of the area, integrity and proportions of the original building and the amenities of adjoining occupiers.

3.33 Alterations and extensions should be carried out in materials which match the original building or where appropriate, in materials that complement or enhance a building.

Additional references:

Mansfield Conservation Area Appraisal and Management Strategy

CPG 1 Design

CS14 London Borough of Camden Local Development Framework Core Strategy

DP24, DP25 London Borough of Camden Local Development Framework Development Policies

### **Supporting Documents**

Please see accompanying drawings for full details of the scheme.

### **Conclusion**

We believe that the consideration of size, position, design and appearance of the proposed extension in relation to the above referenced documents, along with minimal impact of the lower ground floor works and to the existing property and surrounding area in general, shows that the proposal confirms to the relevant policies and will have a positive impact on the conservation area. For these reasons we strongly feel the proposal should be granted consent.