

Roof terrace

1 & 3 CONSTANTINE ROAD
LONDON
NW3 2LN

Planning Statement in support of the application for a roof terrace on the existing flat roof to the rear of the properties.

19 May 2017

1. Background

1 & 3 Constantine Road lie on the North side of Elm Terrace / Constantine Road to the East of the South End Green bus terminus on the junction of South End Road and Fleet Road. The properties are not listed however fall on the North West edge of the Mansfield Road conservation area. The buildings are red brick Victoria houses and have been converted into maisonettes on the upper floors.



Google Earth extract showing the site

The buildings are typical of the area and as with the properties to the east of the site these buildings benefit from a flat roof to the rear two storey projections. The flat roofs are easily accessed from the common staircases and many along the parade have added roof terraces.



1&3 Constantine Road – rear building showing existing flat roofs



View of existing flat roof and car park to the rear from 3 Constantine Road



View of the rear of the Constantine Road parade showing some of the existing roof terraces

2. Proposals and impact of the Proposed Design

The application is to add roof terraces to the rear of 1 & 3 Constantine Road on the existing flat roofs.

The rear of the properties face onto South End Close which consists of a car park and the side elevation of the mansion block. The proposed roof terraces are similar in principal to the surrounding terraces. The proposed balustrade is to be finished in treated timber strip-wood thus providing suitable privacy. This also reduces the sense of overlooking though this is of limited relevance as the rear of these properties don't have garden opposite.



Proposed balustrade (1100mm high)

The replacement windows will match the existing windows in appearance, though they will be a casement type thus providing good access to the terraces.

3. Access

The use of the flat roof will have no detrimental impact on the access arrangements into or within the building.

4. Conclusion

The utilisation of the flat rear roof provides the residents with desirable amenity space. The roof terraces are like many of those along the terrace facing South End Close. The terrace enclosure is modest in height and kept significantly below the existing main roof line. The proposed finishes are sympathetic and will improve the appearance of the existing felt finish to the flat roofs.