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139 Constantine Road London NW3 2LR

Amendments to the granted planning permission Ref: 2015/1528/P

Design & Access Statement

July 2017

Contents

- 1_ Introduction
- 2_ Client and brief
- 3_ Planning history
- 4_ Layout and access
- 5_ Appearance and shape of the rear extension
- 6_ Landscaping
- 7_ Summary
- 8_ Conclusion



1_ Introduction

This Design and Access Statement is submitted in support of our planning application to amend the planning permission Ref: 2015/1528/P granted on the 7th of May 2015. The amendments concern:

- The level of the new kitchen and of the garden;
- The shape of the extension roof and glazed front;
- The position of the stairs between the second and the third floor and the opening in the slab between the two floors.

This statement should be read in conjunction with the accompanying set of drawings.

2_ Client and brief

After the approval of the project submitted in 2015, our client decided he wanted a more conservative approach to how to extend the house, as well as some minor changes to the interior design. We have then been instructed to design a less invasive design that intends to preserve almost entirely the original external brick walls of the house and keeps the kitchen floor at the existing level rather than lowering it, as in the approved project. The aim is still to create a generous kitchen and dining area on the ground floor that will connect the front living area with the garden with direct lines of visions, but through a “gallery” and aptly framed views through some of the existing openings. At the moment the only access to the garden is through a small rear door via an inconveniently proportioned kitchen. By keeping the level of the kitchen as it is now, no excavation in the garden will be necessary. This will reduce the disturbance to the neighbours and avoid compromising the structural stability of the house.

The other major amendment proposed is a new opening in the slab between the second and the third floor in order to have a better connection between the sleeping area, the dressing room and the master bathroom, giving uniformity and continuity to the most private part of the house.

Our client will use this property as his permanent, private residence.

3_ Planning history

Apart from the planning permission Ref: 2015/1528/P, we could not find any historic planning documentation online on the Council's website but the building appears to be in its original condition to the front – though in dire need of maintenance work. To the rear roof a dormer seems to be the only alteration that had been done some time in the past, added into the original roof structure.

4_ Layout and access

All layout changes follow Building Regulations to retain safe routes of escape out of all rooms throughout the house; this is done by use of a sprinkler system.

As in the granted planning permission Ref: 2015/1528/P, we propose to demolish the existing garden outbuilding that is located at the end of the rear garden.

As in the granted planning permission Ref: 2015/1528/P, we would like to extend the existing kitchen on the ground floor to line up with the neighbours' rear extension at 137 and 141 Constantine Road, to create a more generous dining space. In order to do so, we are removing a small part of two structural walls in the corner where the rear extension will meet the side return. The current, low party fence wall between our client's property and 141 Constantine Road will be re-built under guidance of the Party Wall Act.

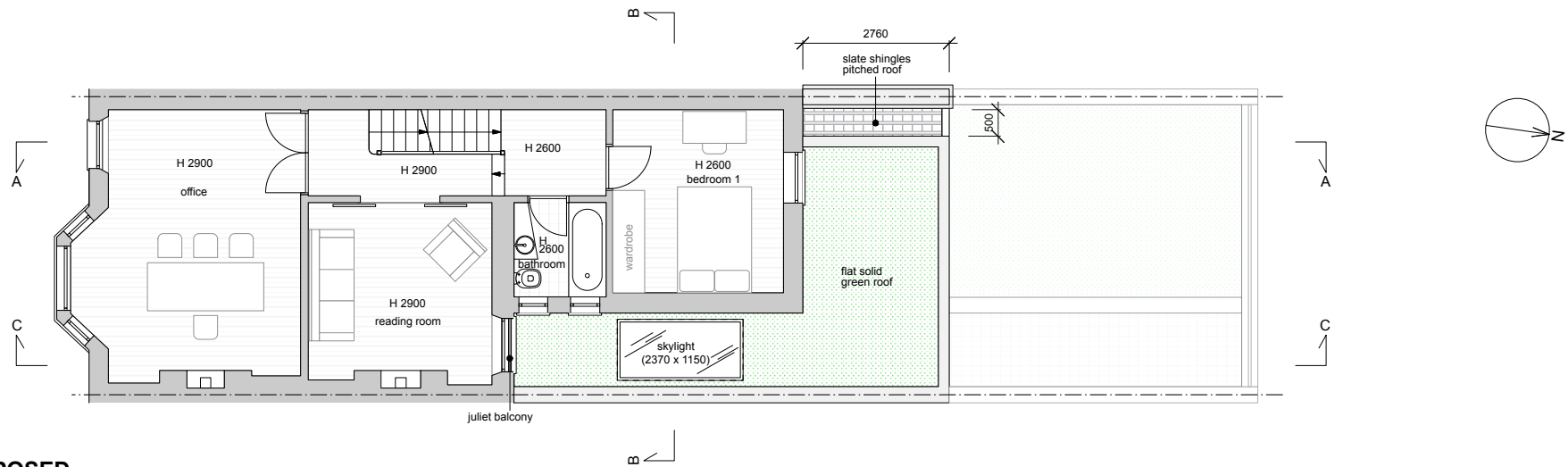
The new proposed extension will have a solid flat green roof. A flat roof has been chosen in order to have a reasonable continuous height in the kitchen and the dining area, since we decided to keep the current level of the floor. The other reason for a flat roof is the possibility to have vegetation on top of it. This will compensate the loss of green space covered by the extension and provide better insulation. A flat sealed skylight above the side extension will give natural light to the "gallery" connecting the living room and the dining room, while the solid green roof will preserve the privacy in the kitchen and the dining area. A new steel column will support the corner where part of the existing wall will be removed, leaving all the rest of the existing brickwork exposed. As in the granted planning permission Ref: 2015/1528/P, the total added floor area of the rear extension (including the side return) to this property amounts to 21.2 sqm. The extent of the proposed extension is the same as in the approved project.

On the first floor we propose to lower the sill of the existing window in what will become a reading room, in order to let more light into it. A metal balustrade will be placed to create a Juliet balcony

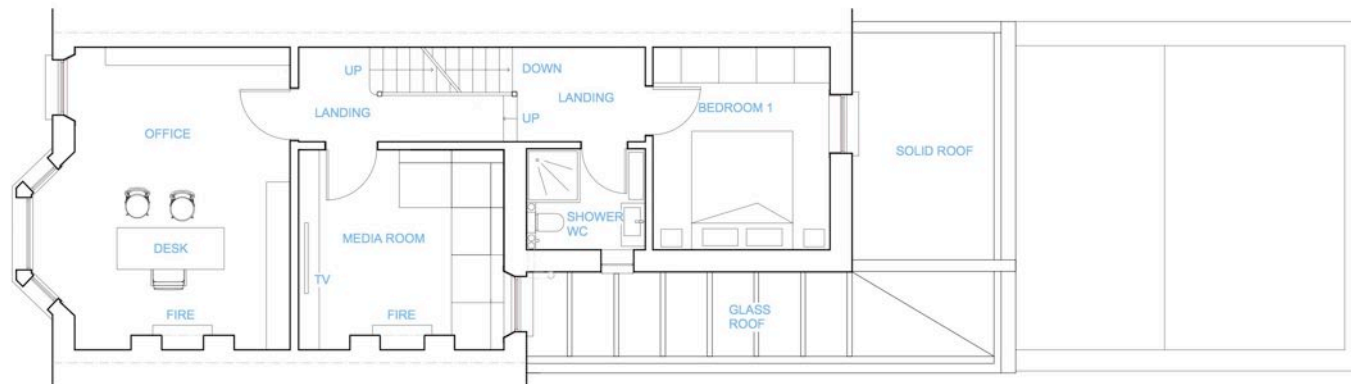
A new skylight will be placed on the third floor gable roof above the dressing room to allow more light to the third floor and views of the sky from the bedroom.

On the second floor the stairs to access the bedroom on the third floor will be removed as well as part of the slab between the second and third floor. To allow the new opening, a new beam will be fitted under guidance of the Party Wall Act to support the bedroom floor. A new metal staircase will be installed to connect the dressing room on the second floor to the bedroom on the third floor.

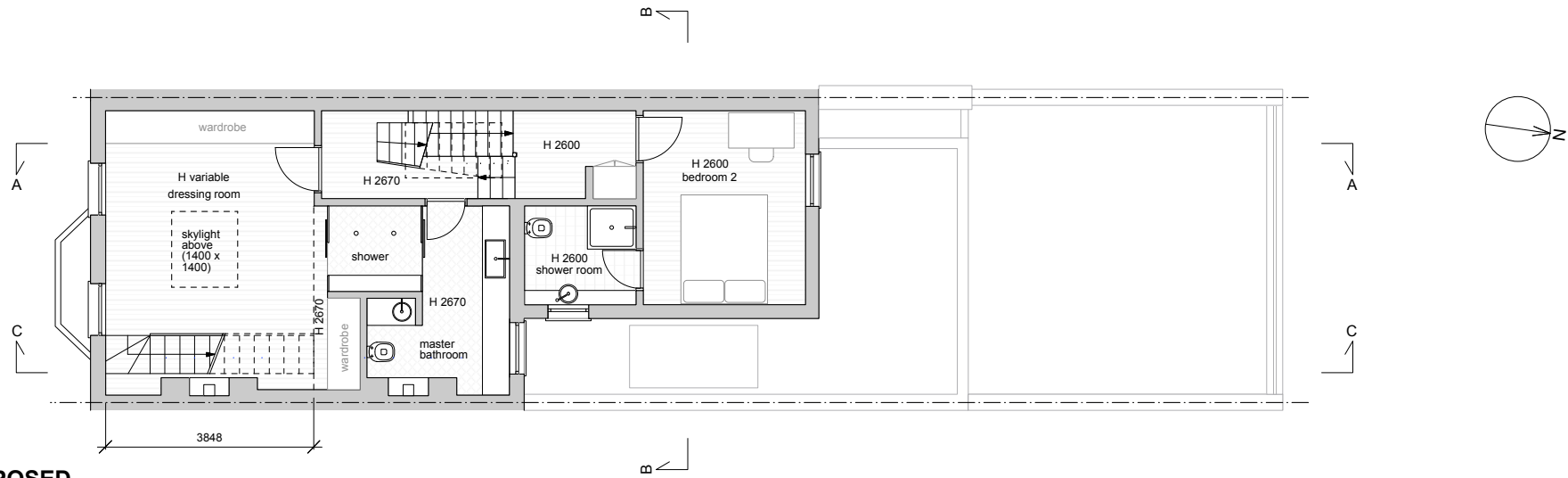
All other internal alterations will not affect any of the exterior appearance at 139 Constantine Road.



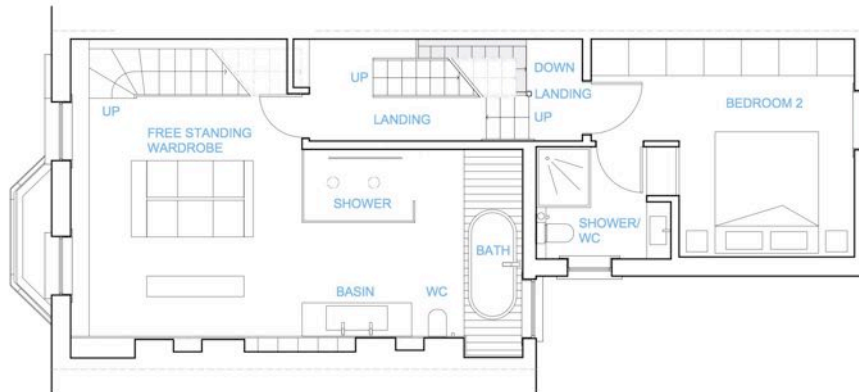
PROPOSED
FIRST FLOOR PLAN



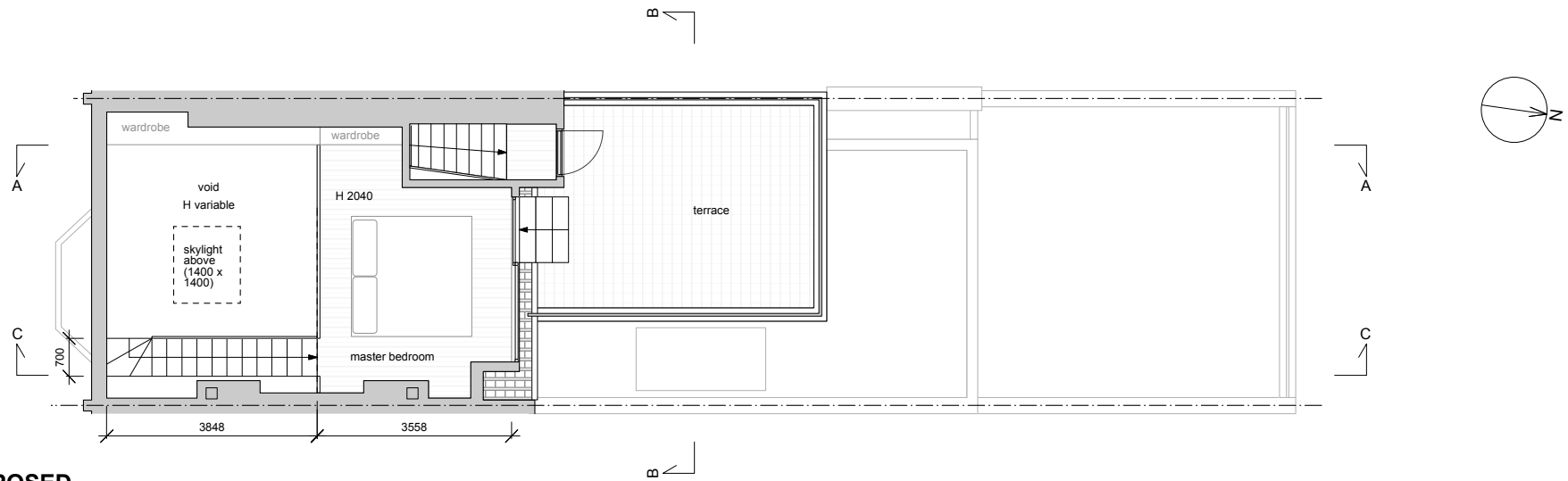
GRANTED PLANNING PERMISSION 2015/1528/P
FIRST FLOOR PLAN



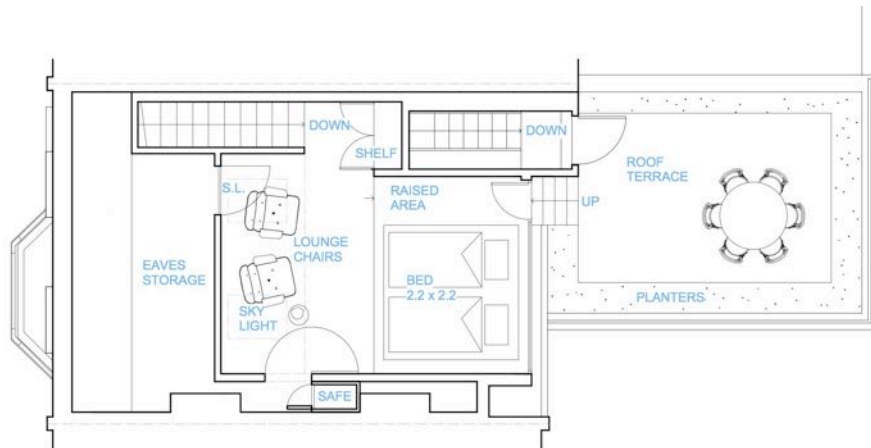
PROPOSED
SECOND FLOOR PLAN



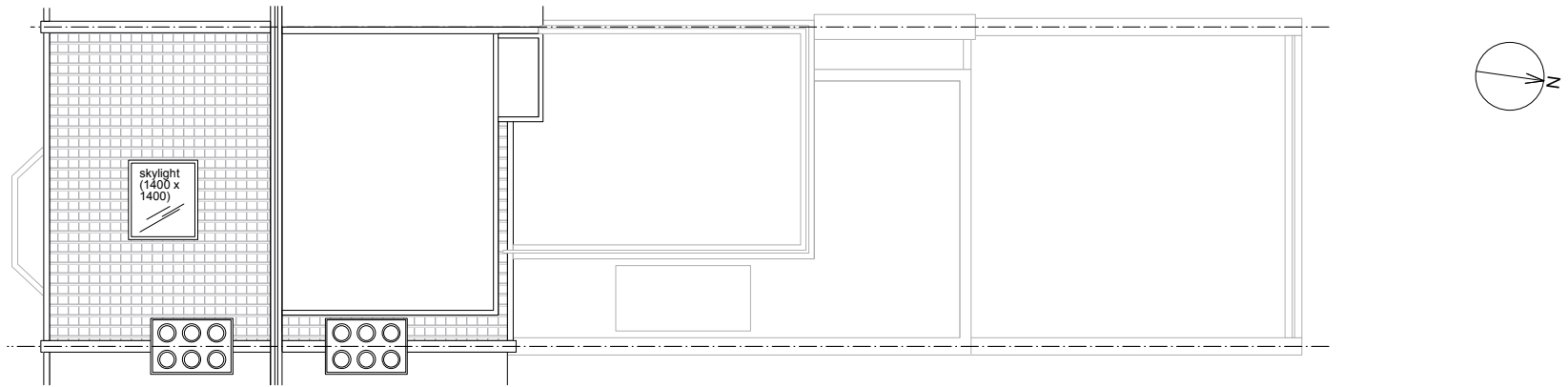
GRANTED PLANNING PERMISSION 2015/1528/P
SECOND FLOOR PLAN



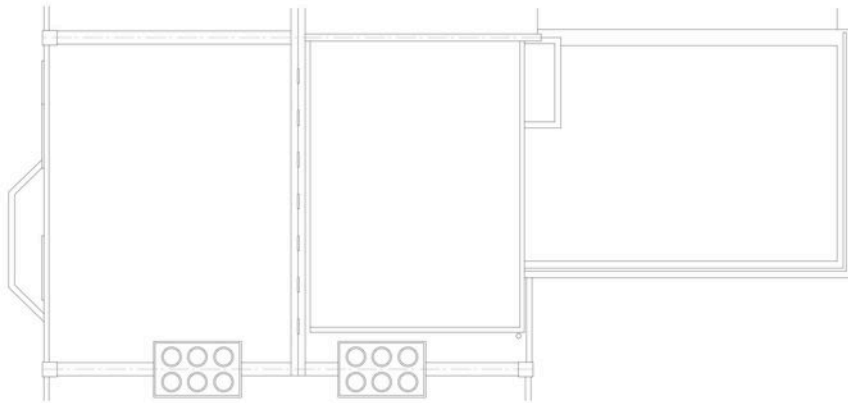
PROPOSED
THIRD FLOOR PLAN



GRANTED PLANNING PERMISSION 2015/1528/P
THIRD FLOOR PLAN



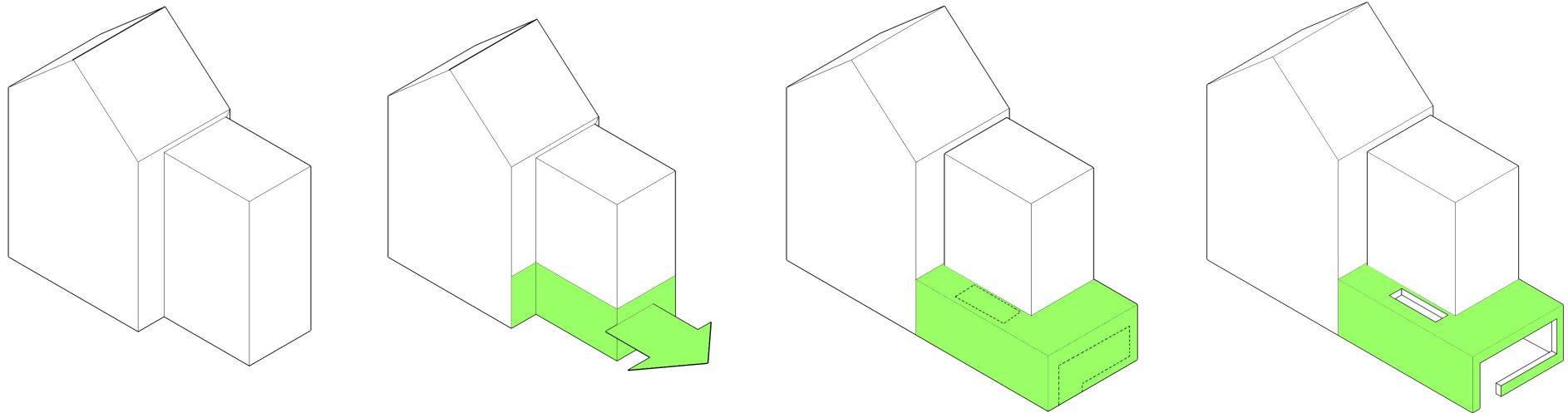
**PROPOSED
ROOF PLAN**



GRANTED PLANNING PERMISSION 2015/1528/P
ROOF PLAN

5_ Appearance and shape of the rear extension

The sketch below explains the logic of the proposed extension. It aims to preserve much of the existing external brick walls while adding a new space that, through a green roof, minimize the impact of the infill in the existing patio area. The overall height of the extension blends in with the adjacent ones, as shown in the elevation below. The CGI shows the presence of the original brickwork inside the house and the way the new part “wraps” around it rather than eliminating it. The facade of the extension is mostly glazed, while the solid parts are clad in sandstone, chosen to blend with the colour of the bricks but at the same time to distinguish the new structure from the existing house.





141 CONSTANTINE ROAD

139 CONSTANTINE ROAD

137 CONSTANTINE ROAD

PROPOSED REAR ELEVATION

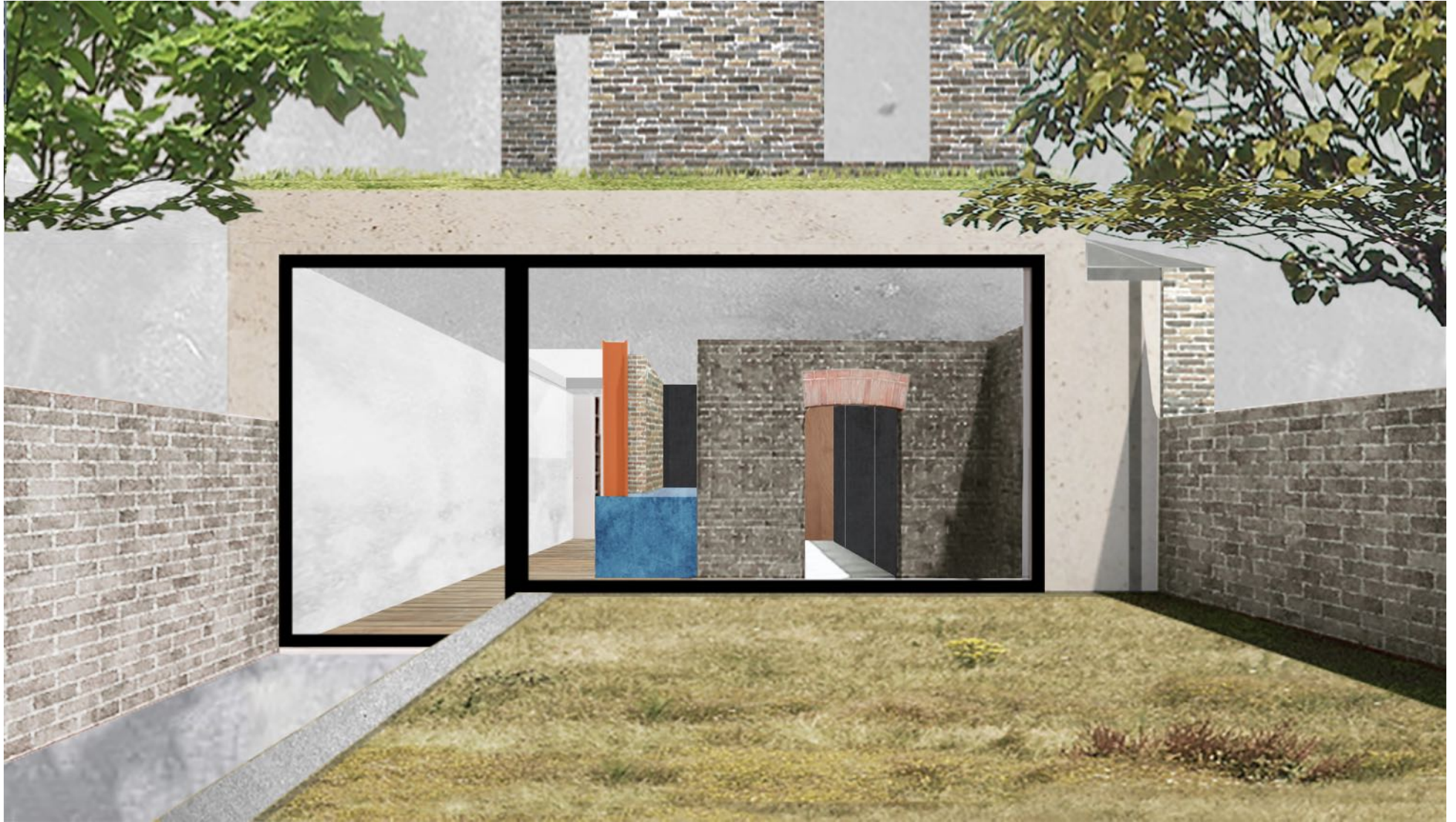


141 CONSTANTINE ROAD

139 CONSTANTINE ROAD

137 CONSTANTINE ROAD

GRANTED PLANNING PERMISSION 2015/1528/P REAR ELEVATION



The view from the bottom of the garden shows the existing external walls incorporated inside the new internal space.

6_ Landscaping

The garden level will be 350mm higher than the ground floor level, extending from the front of the extension to the end of the property. A strip paved in sandstone at the same level of the dining area will give access to the garden. The green roof of the extension will provide extra vegetation, a small contribution to preserve the biodiversity of the neighbourhood.

7_ Summary

The main differences between the approved project and the proposed one are:

- 1_ The kitchen and dining room level will not be lowered and therefore no excavation will be carried out.
- 2_ The extension will have a flat green roof with a fixed skylight above the side return.
- 3_ The window of the reading room on the first floor will become a Juliet balcony to allow more light into the room.
- 4_ A new opening in the slab between the second and third floor will be created so that the master bedroom can overlook the dressing room below.
- 5_ The stairs between the second and the third floor will be moved to the opposite side of the room.
- 6_ A skylight will be installed on the roof above the dressing room.

8_ Conclusion

The proposed amendments to the granted planning permission Ref: 2015/1528/P respond to the new client's briefs and intend to make a better use of the structure of the house. In designing the new shape and appearance of the extension, particular attention has been given to the relationship with the existing house and the adjoining properties. We hope that Camden Council shares our views and can support & recommend our proposed amendments for approval.