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Flat C, 143 Constantine Road London, NW3 2LR

Design & Access Statement

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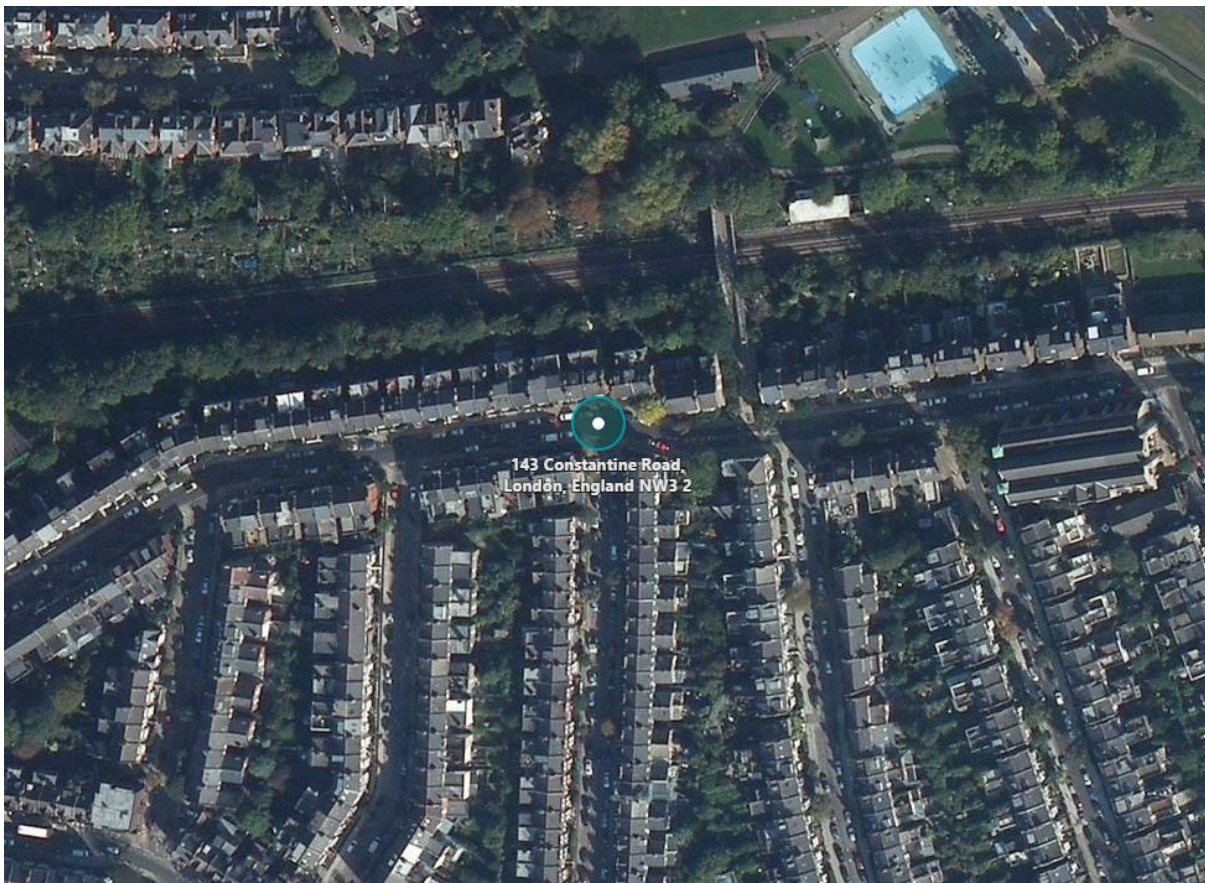


Fig.1 – Aerial View

Introduction

This Design and Access Statement, the associated planning application and set of drawings collectively seek permission to extend the existing property's area at the Ground Floor level of 143 Constantine Road (London, NW3 2LR) by erecting a side extension. It also seeks the addition of a small shed to the side passage way between 143 and 145 Constantine Road. The flat is a ground floor of a late Victorian end of a terraced house, which has been previously converted into three flats and it is set within the Gospel Oak ward of the borough of Camden.

The property is not listed but it is located within the Mansfield conservation area. According to the conservation area appraisal, the property keeps some of the stated period features: i.e. multi-panelled upper section of sash windows, red brick façade with white painted motives and a narrow visual connection with the rear garden's trees (between No's 142 and 145).

The proposed works will not have any impact from the public highway as the work proposal is for a single storey side extension and therefore does not have an impact on the street.



Fig.2 – Street View

Amount, Scale and Volume of the Proposed Works

The proposal is to construct a ground floor single storey side extension, which will form a new dining area and a family room/guest room. The proposal is to cover the narrow area of the existing side of the property (between existing side elevation wall and existing garden party wall). The kitchen also to be extended to the side by under a meter.

A zinc clad pitch roof is proposed for the new extension, together with a flat roof towards the front of the existing side passage - in order to minimize the impact as seen from the front of the existing property. Zinc is suggested since it is both attractive and also minimizes the maintenance.

The shed to the side passage between Nos 143 and 145 Constantine Road would consist of a polycarbonate mono pitched roof between the garden party wall and the existing property side elevation wall.

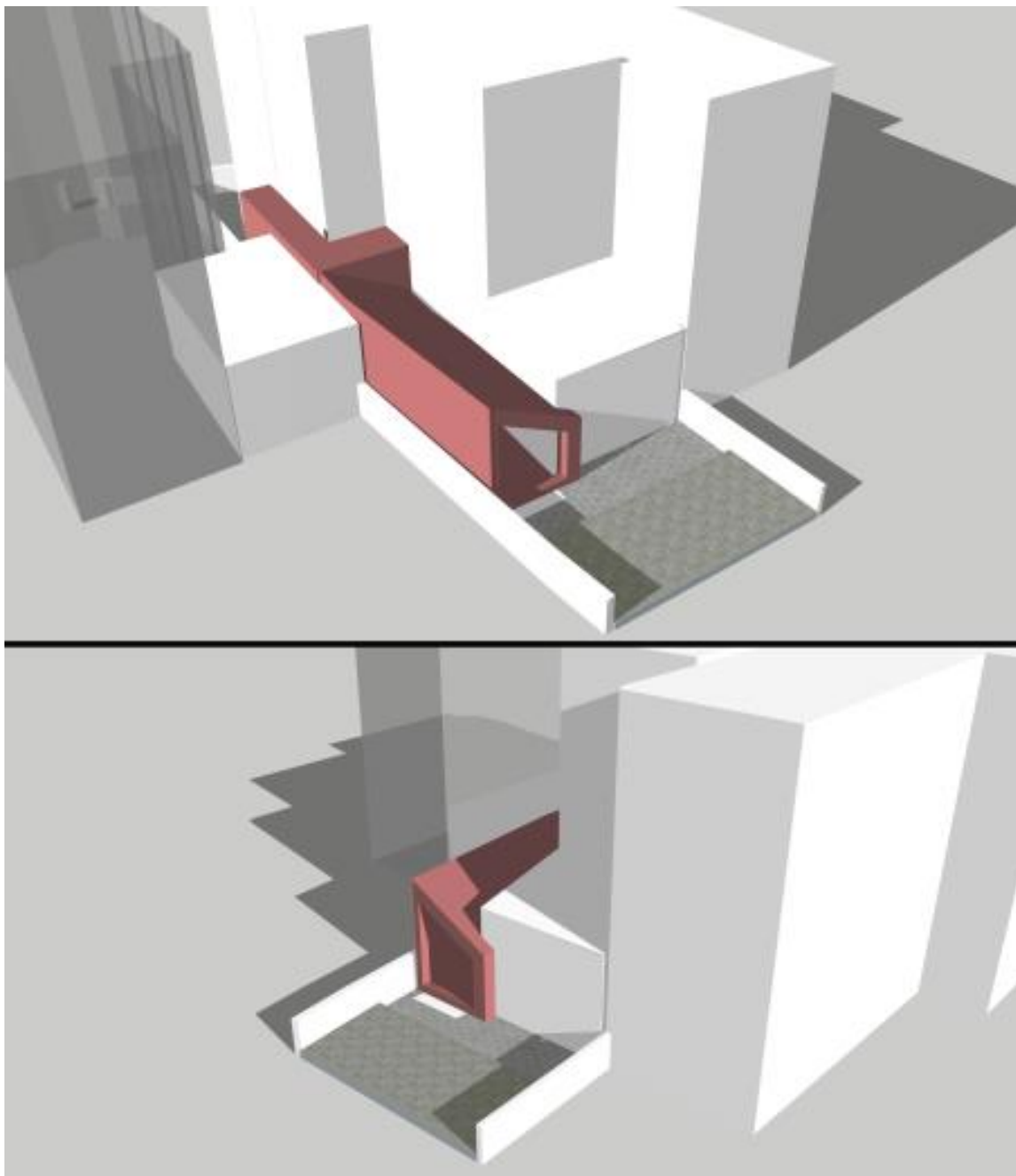


Fig.3 – Side Extension Volume

Sustainability Credentials

The proposals include new glazed patio doors and a series of skylights - all to be constructed from high thermal performance double glazing. The new walls and roof construction will also feature high thermal performance insulation.

Design / Materials

The extension is proposed to be of a high quality contemporary design. The external appearance (of both the walls and pitched roof) will be zinc cladding, and the roof skylights will also feature a high level openable glazing to allow natural light and ventilation to reach deep inside the property. The doors, windows and skylight all be doubled glazed, filled with argon gas and reflective coating. The exposed metal elements of the glazing will be powder coated to match the colour of the zinc roof.

Access

Disabled access: The property is an old house and unfortunately is not possible to make it accessible for disabled.

Public transport: The property is not far from overground train station. There are a number of buses in the vicinity and is accessible to the underground station.

Use

The property use class will remain unchanged (i.e. C3).

Landscaping

The proposals do not require for any trees to be removed. We do not therefore believe that the proposals will have any significant / detrimental impact on the landscaping of the rear garden.

Parking / Waste Collection / Access

The works will not affect existing parking, waste collection, or access into the property.

Relevant Planning History

We believe that the following council approved / consented applications are of a similar and relevant nature, i.e. number 145 Constantine Road, (which is for the property located immediately next door), whereby the scope of works in that application pursued a similar extension as what this application is seeking consent for as well.

- **145 Constantine Road**, London, NW3 2LR: Council ref: 2011/1068/P: Erection of a single storey ground floor rear extension, a new rear dormer and a new roof terrace enclosure at single dwelling (Class C3).
- **139 Constantine Road**, London, NW3 2LR: Council ref: 2015/1528/P: Single storey side and rear extension.
- **135 Constantine Road**, London, NW3 2LR: Council ref: 2016/2711/P: Erection of single storey side rear infill extension.
- **113 Constantine Road**, London, NW3 2LR: Council ref: 2010/5012/P: The erection of a rear and side extension with roof lights to residential dwelling (Class C3).

Conclusion:

We hope that the information listed above together with the set of drawings should provide Camden planning department with sufficient material to reach a decision.

End