

PLANNING APPLICATION:

re: alterations to window and door openings and remodelling of existing rear single-storey addition to an existing terraced house

Design and Access Statement

Prepared for: Ms Mei Lim and Mr Kawai Chung

Site Address: 115 Constantine Road, London Nw3 2LR

Date: 08th March 2018

Application Details

Applicant: Ms Mei Lim and Mr Kawai Chung

Agent: William Tozer Associates Ltd.

Local Planning Authority: London Borough of Camden

Conservation Area: Mansfield

Project: Remodelling of existing rear additions, and alterations to window and door openings.

Site Address: 115 Constantine Road, London NW3 2LR

Preface

This document sets out the proposed development at the above address, which entails the remodelling of a small existing single-storey rear addition and alterations to existing window and door openings. The works are to an existing Victorian terraced property in the London Borough of Camden, in the Mansfield conservation area.

Design, Scale, Character and Appearance of proposed development

The design maintains the overall integrity of the host property whilst altering the rear ground floor elevation in a subtle and contemporary way to afford the occupants 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.

Rear Elevation

The proposed remodelling of the existing rear addition, does not exceed the existing footprint of the house. The rear elevation – with its minimal glazing and simple white rendering – is subordinate to the host property in its detail, providing a distinctly contemporary remodelling that references the traditional rendered elevations of the lower floors of this period of property. The contemporary detailing to the proposed closet wing openings is carried out in a subtle and sympathetic manner, with the minimal detailing of glazing being subordinate to the original detail of the property. A new minimal detailed glazed door will open up the existing window at the main rear wall – but references the rhythm and proportions of the existing windows to the host property above. The frames will be in matt black metal finish, to read as a shadow in the aperture and recede from view, allowing the white-painted timber of window and door joinery to the rest of the house to remain dominant. The proportion of glazing to the elevations will ensure that it sits lightly on the site, allowing the host property to retain its dominance.

At high level the existing dormer windows will be replaced to match the new contemporary glazing on the lower ground floor.

Side Elevation

The existing openings on the closet wing will be replaced with frameless glass. The doors to the rear elevation will wrap around the corner of the closet wing, enhancing the natural light into the property. The minimal glazed detailing will continue to retain the character and proportions of the host property and closet wing above.

Front Elevation

The building at the front has a projecting bay window over two storeys, and a recessed entrance porch, which is to remain the same.

Access

Access to the front of the property will remain the same.

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 carefully 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 alterations 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 conforms 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.