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PLANNING APPLICATION:

Householder Planning Application

Re: New boundary wall, concealed bin store and refurbishment of existing front garden

Design and Access Statement

Prepared for: Fred and Susanna Nieto

Site Address: 45 Constantine Road, London NW3 2LN

Date: 13th September 2018

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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: New boundary wall, concealed bin store and refurbishment of existing front garden
Site Address: 45 Constantine Road London NW3

Preface:

This document sets out the proposed development of no. 45 Constantine Road, NW3 for a new boundary wall and refurbishment of an existing front garden. 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 existing front garden is in a dilapidated state requiring refurbishment as well as much needed storage space for wheelie bins. The design maintains the overall integrity of the existing property using a subtle material palette to enhance the front of the house and overall streetscape. 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

No works are proposed to the rear of the property.

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 roof (with an existing roof light). In the front garden, a presumed retaining wall forms a planter, with a narrow space in between for wheelie bins, behind the front boundary wall. The ground is currently covered in a concrete screed which has large cracks in it.

In the proposed scheme retaining walls forming the planter will be set back as far as possible and screened using a cedar cladding – which will also form a concealed bin store to the side. These changes will allow for better circulation space around the front garden – improving access and maintenance. At the boundary, the wall is proposed as brickwork to match the height of the bin store – and will not conceal the front facade of the house or any detailing which is situated at a higher level. The existing concrete screed is cracked and will be replaced with stone – which will also be used on the existing steps which require levelling and repair.

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Access

Access to the front of the property i.e steps to the front door 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 front garden alterations in relation to the above referenced documents, along with minimal impact of 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.