

Design and Access Statement

Flat A, 95 Constantine Road, NW3 2LP

Proposed single storey side extension



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1. Introduction

This Design and Access Statement is submitted in support of our planning application to gain consent for the replacing the existing side extension at Flat A, 95 Constantine Road, London NW3 2LP; with a new side extension that is built to the current building regulations to provide a comfortable habitable space. . The proposed project concerns the following:

Erection of a single Storey side extension with a flat roof housing roof lights to bring in additional natural light to the kitchen and dining area. The replacement side extension has the same footprint as the existing side extension that is made of a single brick structure and a Perspex sheet roof.

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

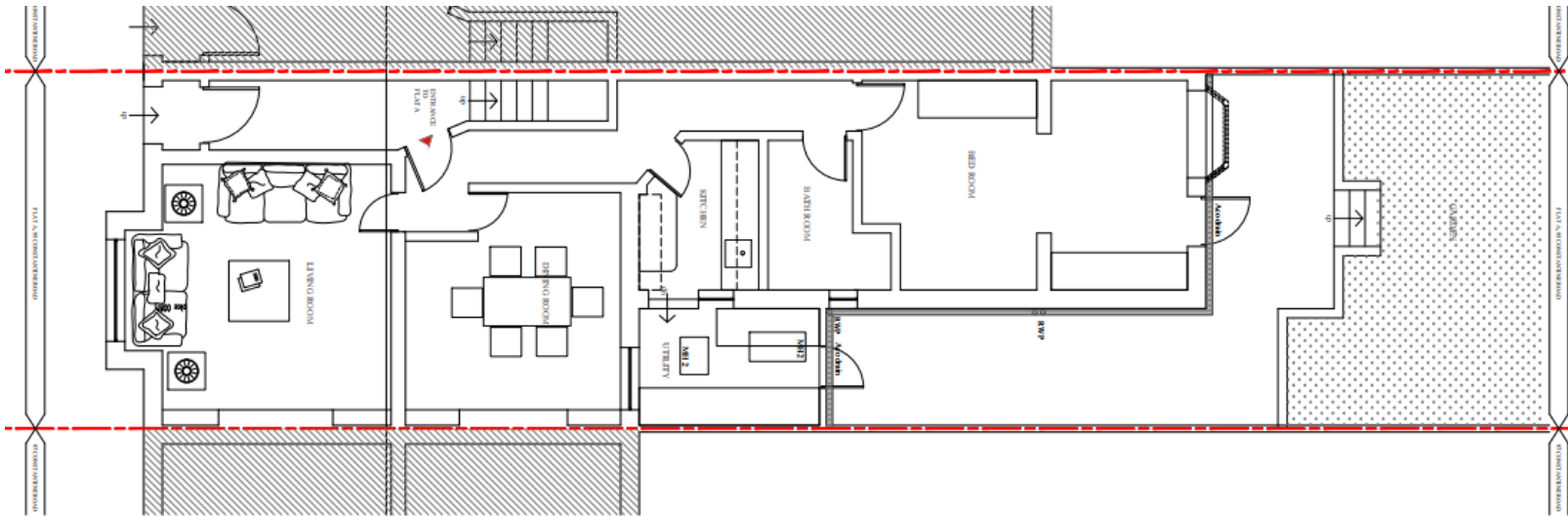
2. Client and brief

The client's brief included internal reconfiguration of the flat to have an open living and dining that flows into the kitchen /utility area. Currently, the flat has separate living and dining rooms. This was created by boarding up the original opening between the two rooms. Proposal includes opening the partition between the two rooms and accessing this space from the hallway via double doors. The property benefits from a small galley kitchen which is connected to an unheated utility area. The unheated utility is more than 20 years old structure made by infilling the side return with a single brick structure covered with a Perspex roof. This area becomes very cold and uncomfortable in winters; hence the client wants this to be replaced with a proper extension with improved thermal and sound insulation. The proposal improves the internal layout of the building and brings in more natural light.

The client wishes to continue to use this property as their permanent, private residence.

3. Layout and Access

The proposed layout does not affect the access to the property. The access and means of escape out of all rooms throughout the flat remain unchanged.

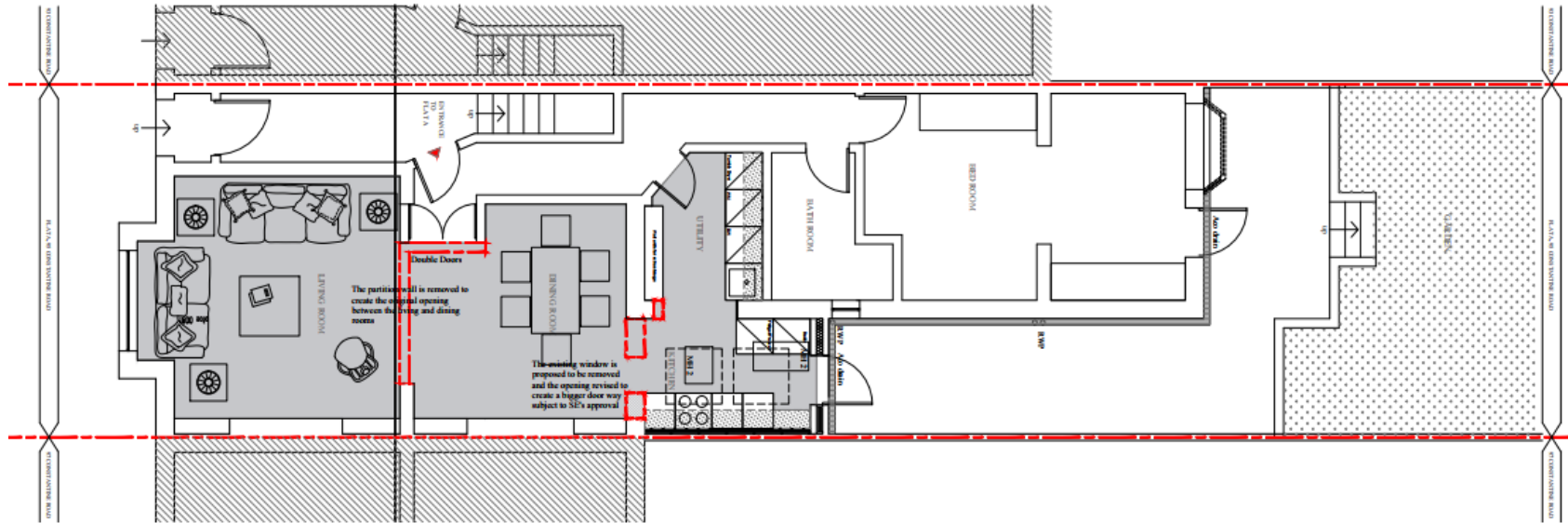


EXISTING LAYOUT PLAN

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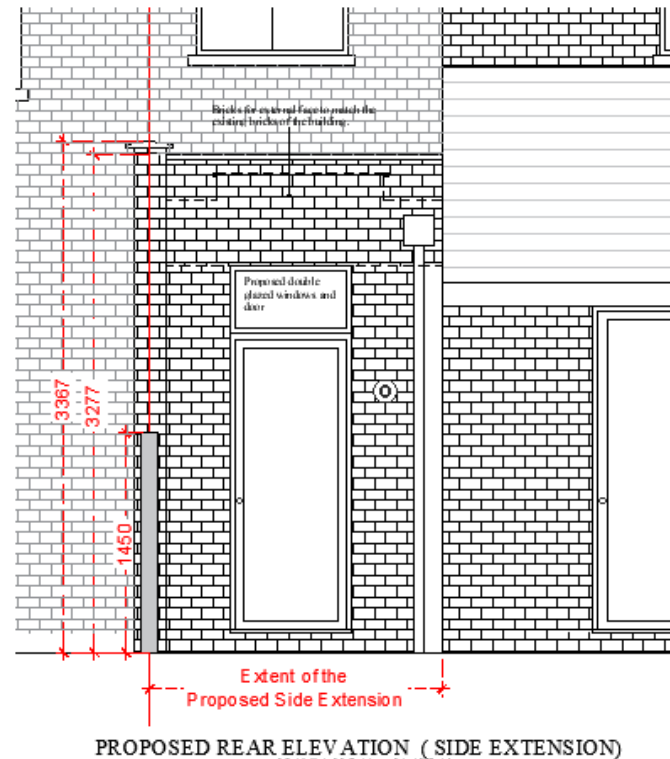
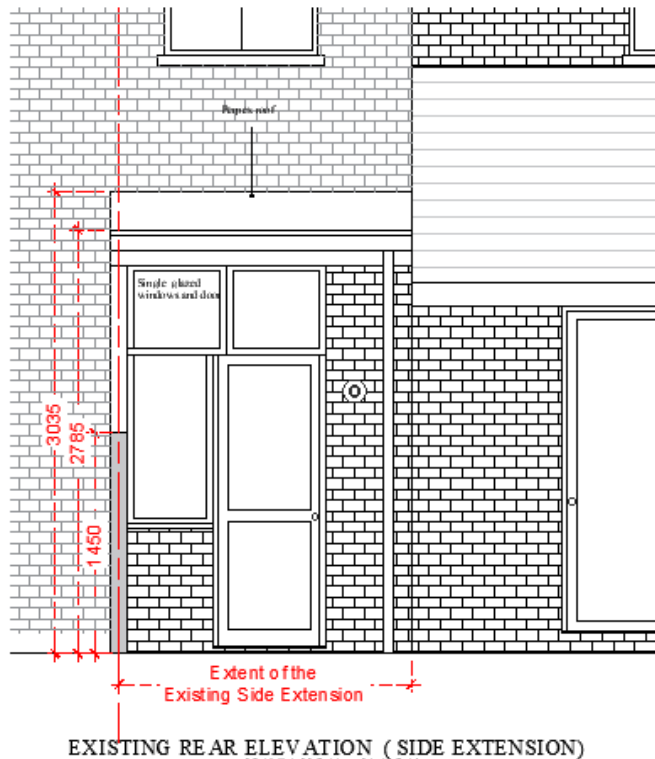


PROPOSED LAYOUT PLAN

The single brick party wall shared with 97 Constantine Road will be raised and lined with appropriate insulation on our side. This will also benefit the extension at 97 Constantine Road, planning permission ref no. 2021/0393/P; if granted permission. The neighbour at 97 Constantine Road is in agreement with our client on this.

4. Appearance and shape of the Side extension

The new proposed extension will have a flat roof, with 2no. roof lights providing the kitchen and dining area with abundant natural light. The solid part of the roof will be properly insulated to improve the thermal and sound insulation of the extension. The external wall facing the garden will be an insulated cavity wall in brickwork to match the existing bricks. The new door and top light will be double glazed.



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The total floor area of the side extension to the property amounts to approximately 6 sqm. Its maximum height will be around 3.3m.

The proposed project will not affect the exterior appearance of the house on Constantine Road.



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PHOTOS OF THE EXISTING SIDE EXTENSION AND THE REAR FACADE



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5. Landscaping

There won't be changes to the existing external areas at the back of the flat.

6. Conclusion

The proposed design responds to the client's briefs and intends to make a better use of the space of the existing flat. The new shape and appearance of the extension, is designed keeping in mind the relationship with the existing house and the adjoining properties.

We hope that Camden Council shares our views and can support and recommend this project for approval.