

DESIGN AND ACCESS STATEMENT

26 CONSTANTINE ROAD

LONDON

NW3 2NG

21 MARCH 2022

BRIAN HARVEY

26 CONSTANTINE ROAD

LONDON.NW3 2NG

T 07808 242817

EMAIL [brian.harvey@hotmail.de](mailto:brian.harvey@hotmail.de)

## INTRODUCTION

This Design and Access Statement forms part of the Town Planning Application for alterations to 26 Constantine Road, London NW3 2NG.

The application seeks approval for the alignment of the roof with the adjacent terrace of houses, the addition of a rear dormer, and insertion of two conservation Velux roof windows to the front elevation.

## ASSESSMENT

26 Constantine Road is a late Victorian two-storey mid-terraced house.

It lies within the Mansfield Conservation Area and is under the authority of Camden Planning.

The property is not listed.

The property is in use as a single family dwelling.

The property can only be accessed via a front entrance on Constantine road.

## PLANNING HISTORY

The principle of this proposal is well established in the area, and is a common feature of the locality.

Over recent years a significant number of planning approvals for similar alterations have been granted in the immediate area, including in Constantine Road

Of these the following are of direct relevance. They are very recent, on the same street and warrant consideration in respect of this application:

### **2017/2437P 24 Constantine Road, NW3 2NG.**

#### **Granted 17 May 2017**

Alterations to the roof to include increase in ridge height and rear dormer to residential building.

The Decision states:

- To the west of the application site, the terrace properties have the ridge height greater than the application site and the other terraced properties towards the east. The proposal includes the increase in the ridge height to match the height, scale and roof angles of the adjacent property at no.24 Constantine Road. As the proposal would match with an existing continuous row of terraced properties, it is considered to not cause significant harm to the host property, streetscene views and wider Conservation Area, and therefore is acceptable

The section of Constantine Road of which the application site is part has not been significantly altered at roof level and appears to have partially unimpaired roof slopes.....The dormer would have slim cheeks and be made of lead cladding with timber frame windows. Due to its location and projection it is not considered to cause significant impact to the host property and would not harm the views from the surrounding properties.

- ....the location and projection of the dormer are not considered to cause any significant harm to the amenity of the neighbouring residents. As such, it is not considered that the proposed dormer would cause overlooking to the amenity of adjoining residents, nor noise or nuisance.

### **2020/1776/P 24 Constantine Road, NW3 2NG**

#### **Granted 21 June 2020**

Amendments to size and location of dormer window (for alterations to the roof to include increase in ridge height of rear dormer)

The Decision states:

- Planning permission was granted.....ref 2017/2437/P to increase the ridge height and rear dormer for the dwelling. The rear dormer has been built with a width and height slightly larger than previously approved (+0.36m in width, +0.1m in height) and moved closer to the ridge (by 0.14m)
- The increases in dimensions are considered minor in proportion to the dormer as approved and would not materially change its appearance on the rear roof slope. The property has a modest rear garden from which the rear roof slope is not visible. The dormer faces the rear of Byron Mews and is visible only from the properties' rear windows and not from public spaces. The new sloping roof of the dormer in particular is not visible from ground level. It is considered that the slight relocation of the dormer and increase in its height and width would not materially affect the appearance of the dormer in relation to its host building and terrace

## Planning History (cont'd)

row, and this would preserve the character and appearance of the host building and wider conservation area.

The full impact of the proposed development has already been assessed by virtue of the previous planning permission 2017/2437/P dated 03/07/2017. The proposed amendments are therefore considered to be non-material in the context of the original scheme and do not raise any new issues or alter the substance of the approved development.

### **2015/6382/P 86 Constantine Road, NW3 2LX**

#### **Granted 20 July 2016 Appeal ref. App/X5210/D/16/3148697**

Loft conversion including a rear dormer, two conservation roof lights to the front elevation, a door providing access to a roof terrace and installation of a balustrade at the rear projection in connection with the roof.

The Appeal Decision states:

- The main issue is the effect of the development proposed on the character and appearance of the Mansfield Conservation Area.
- The height of the houses means that the rooflines are largely hidden from view at the ground level and are only visible at distant views. It is therefore the facades of dwellings, particularly at ground and first floor level, which dominates the appearance of the area.
- .....many dwellings have been altered or extended. Such changes are most noticeable from the rear of the properties where I consider that ....**changes to the rear slopes are so common as to comprise part of the inherent character of the area.**
- However, changes to the rear roof slopes appear as neither incongruous, nor dominant features, rather they are generally views as from a distance and simply appear as subordinate additions to host properties, reflective of a desire to make the most of space in a densely developed area.
- General views of the proposal would be limited, but where they would occur, they would be from a distance and would be in the context of the host property and its neighbours. In such a context, the proposal would simply appear as a neat and sensitive addition to a substantial terrace.

### **2015/4244/P 123 Constantine Road, NW3 2LX**

#### **Granted 29 September 2015**

Loft conversion with rear dormer extension and new door leading onto existing roof terrace at second floor level, new black iron balustrade around roof terrace and two new front roof lights.

**The following planning approvals should also be considered:**

### **2011/0130/P 84 Constantine Road, NW3 2LX**

#### **Granted 14 March 2011**

Erection of a rear dormer with French doors and Juliet balcony; installation of railings to form a roof terrace at third floor level along with associated access etc.

## **Planning History (cont'd)**

### **2014/2059/P 17 Cressy Road, NW3 2NB**

#### **Granted 12 July 2014**

Erection of a single-storey rear infill extension, with four roof lights, installation of a rear dormer, two solar panels, five roof lights and formation of a front gate, piers and railings.

### **2014/1958/P 19 Mackeson Road, NW3 2LU**

#### **Granted 1 July 2014**

Installation of rear dormer access door, creation of second floor rear roof terrace with associated privacy screen, installation of sliding doors and replacement door and roof light to existing side extension on rear elevation.

### **2014/7760/P 48 Couthorpe Road, NW3 2LD**

#### **Granted 20 August 2015**

The replacement of conservatory with extension, creation of roof terrace, insertion of rear doors to access terrace, loft conversion, rear dormer and three front Velux windows.

## **PLANNING APPLICATION POLICY & GUIDANCE DOCUMENTS**

The application submitted here has considered and incorporated as necessary the policies and guidance offered in:

- Camden UDP 2006
- Camden LDF 2010-2-25
- Camden Planning Guidance – CPG 1 Extensions, Alterations & Conservatories, Camden Local Plan - H3 Protecting Existing Homes, H7 Large & Small Homes, D1 – Design & Heritage
- Mansfield Conservation Area Appraisal & Management Strategy 2008

Camden's policies stress the benefits of encouraging the expansion of existing residential properties, as well as increasing the build quality, design and efficiency.

## **PROPOSED DESIGN**

The design allows for the construction of a lead-clad dormer with timber sash windows to the rear elevation, two conservation Velux roof lights to the front elevation and amendments to the roof pitch to match the adjacent house and the full terrace of houses running west.

The works, aside from the two Velux roof lights installed on the front elevation, and the re-alignment of the roof, will not be visible from any public area.

The proposed design ensures that the original character of the host property and the immediate streetscape are maintained, and the rear intervention is considered and well-proportioned,

The small rear courtyard gardens of the houses to the south side of Constantine Road are enclosed by a 5m high masonry wall which was originally constructed as a boundary wall to the LCC Tramway Depot. This former depot area is now partially occupied by a residential development. The wall completely screens the houses in Constantine Road from Byron Mews.

Due to the effective screening of the rear south face of the building by this 5m high boundary wall to the south, the proposed alteration should be seen as two distinct elements: the proposed works to the front, and those to the rear.

## **CONSERVATION ROOF LIGHTS**

Two conservation roof lights are proposed for the front slope of the roof. These are low-profile interventions providing light to the internal area. They are commonplace in houses in the area, and are present in the houses in the terrace.

## **REAR DORMER**

Dormers are not only common but a well established feature in this area, and London and nationally too. The proposed dormer will be a sensitive and attractive addition, set back from all edges thereby minimising any negative visual impact. The original Welsh slate will be retained and replaced as necessary. The dormer will be aligned centrally, offset by 500mm from each party wall on both sides, and the eaves line. The main roof ridge line will sit below the main roof ridge line.

The proposed rear dormer is subordinate to the original building, and a sensitive and attractive addition. It will not be visible aside from oblique views from the end of rear gardens of a very limited number of houses in the same terrace to the east, and from the top floors of a limited number of houses in Byron Mews, some distance away.

## **ROOF**

The existing building has no special presence or prominence on Constantine Road other than as a single element in the composition of a terrace.

### **Proposed design (cont'd)**

While being of the same age, dating from around 1894, the house typologies on the north and south sides of Constantine Road differ significantly.

The properties on the south side of the road before the break with Agincourt road are of a broadly similar design and size. There are subtle differences in the design of the doorways and bathroom window sizes, but it can be seen that they are similar in style.

The roofs, untypically, of this type and scale of Victorian house, have a shallow pitch. This presents from no.26 onwards however it was previously the same for no.24 prior to the consent granted to it under 2017/2437/P. It can be seen that the properties to the west of no.26 have all previously converted their roof spaces to create additional accommodation.

No. 26 Constantine Road has a roof ridge approximately 500mm lower than that of no.24 Constantine Road. This is an incongruous and awkward height differential.

This proposal is submitted to further strengthen the historic, established and dominant roofline of the houses to the west by changing the roof pitch to bring the ridgeline of 26 Constantine Road into alignment with it. The increase in ridge height is not visible from the street, unless specifically reviewed, as the narrow width of the road and the height of the buildings means that the areas in general view are the ground and first floors.

The increased pitch of the roof improves the appearance of the property when viewed in its totality. The scale of the entrance door, the large full height square bay and sash windows, and the larger floor to ceiling heights are met at roof level with a roof area that does not relate in scale to what it sits atop. A taller ridge and the subsequent steeper pitch introduced by this proposal will enhance the streetscape by improving the architectural appearance of the property, regardless if that improvement is barely visible from the street.

Constantine Road reduces in level gently from West to East, and the junction at nos. 24 and 26 Constantine Road drops with a 150mm difference in level between the two properties. This is reflected in the proposed design in order to maintain the existing levels.

### **MANSFIELD CONSERVATION AREA APPRAISAL AND MANAGEMENT STRATEGY**

The proposal has been designed to preserve the character and appearance of the Conservation Area. It should be noted that the roof construction of several of the houses was originally structurally inadequate and deflection is quite apparent. The proposal here will reconstruct the roof and re-introduce a strong, straight ridge line and an attractive re-covered Welsh slate roof to the streetscape, thereby enhancing the environment.

Special qualities of the Conservation Area, identified in the appraisal and strategy document as being desirable to enhance and preserve, are entirely unaffected.

The proposals are of a high quality design, appropriate scale, form and materials in order to remove the risk of harm or detriment to the character and appearance of the area. The property has been sensitively refurbished by the current owner, and original features have been refurbished/re-introduced as necessary to preserve the original Victorian nature of the property. It is proposed that this approach be continued with the proposed works, for the benefit of the property and thereby the area.

The property is located in Sub-Area 2: Late Victorian Core. The property, and the proposal, is not visible from Sub-Area 1 or from the approach to Sub-Area 1 eastward along Pond Street.

# SITE CONTEXT

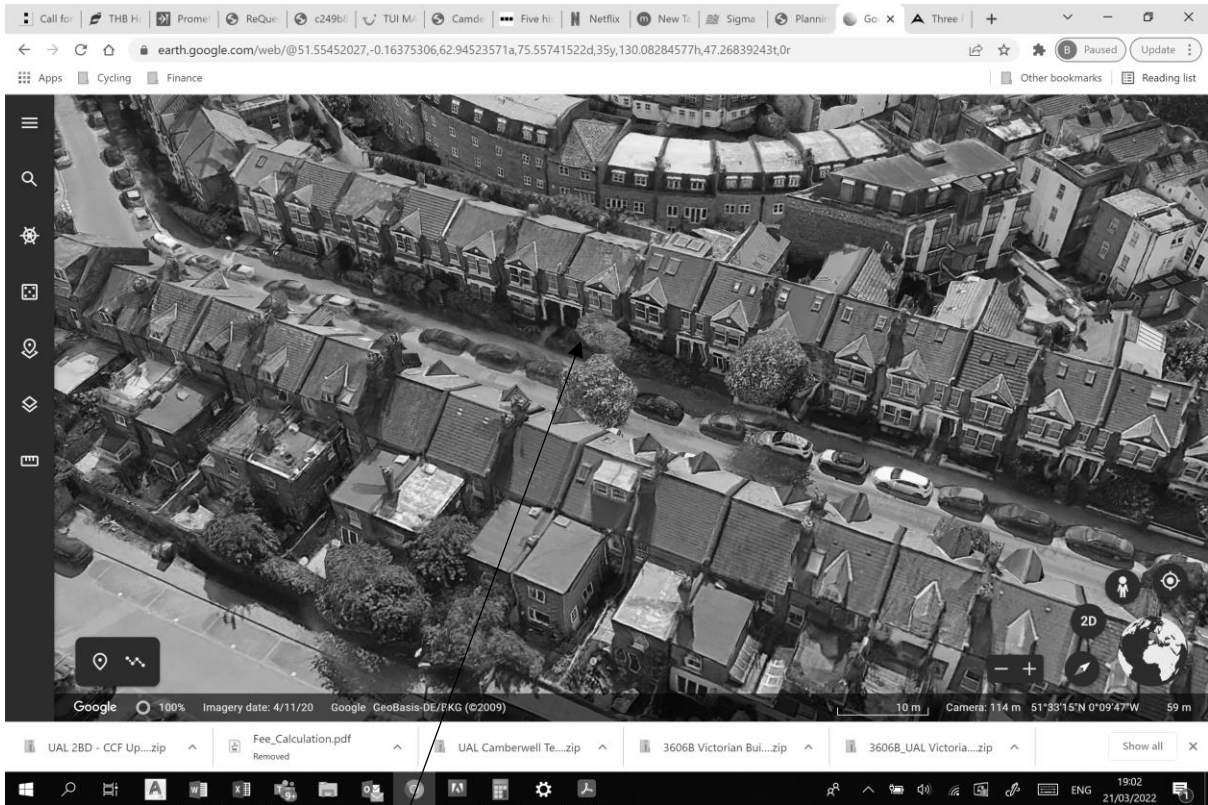


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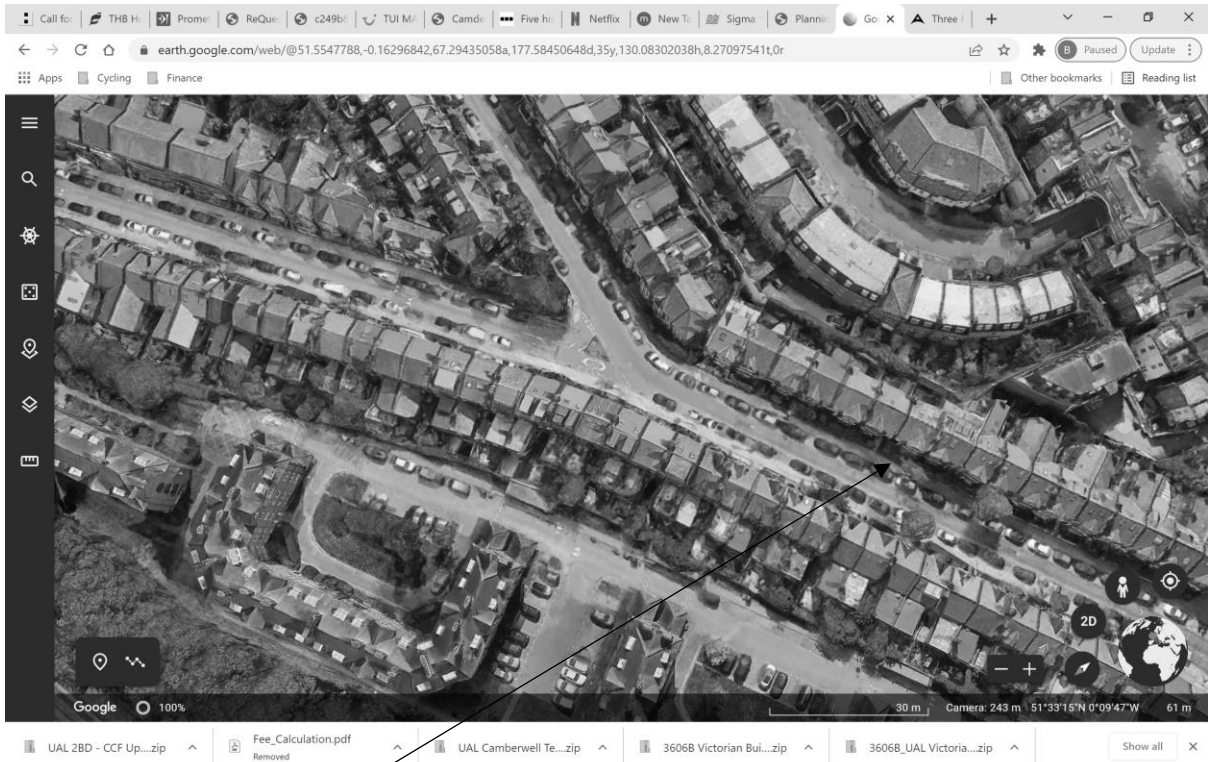


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### 1. Aerial Views



2. View of front of 26 Constantine Road



3. View to front of 26 Constantine Road, looking east



4. View to front of 26 Constantine Road, looking west



5. View no. 2 to front of 26 Constantine Road, looking west



6. View of parapet wall at no.24/26 junction



7. View of parapet wall at no.26/28 junction



8. View of rear of 26 Constantine Road roof from back of the garden



9. View of rear garden wall