



109 Constantine road NW3 2LR

Design and Access and Heritage Statement

Presented by Hampstead Architects

Date 5th of July 2024

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1. Introduction

This Design and Access document and heritage statement, prepared by Hampstead Architects, accompanies a planning application for the above property and should be read alongside the submitted drawings. The document aims to describe and justify the proposal in accordance with the National Planning Policy Framework criteria, in addition we have carefully studied Camden Local Plan | Design and Heritage | Policy D2 to comply with Parts 'e' to 'h' of Policy D2 (Heritage) of the adopted Camden Local Plan and Mansfield Conservation Area Heritage guidance. It details the significance of the affected heritage asset, including its contribution, the justification for the proposed works, and the underlying principles with the intention to avoid negative impacts on the context and its heritage assets.

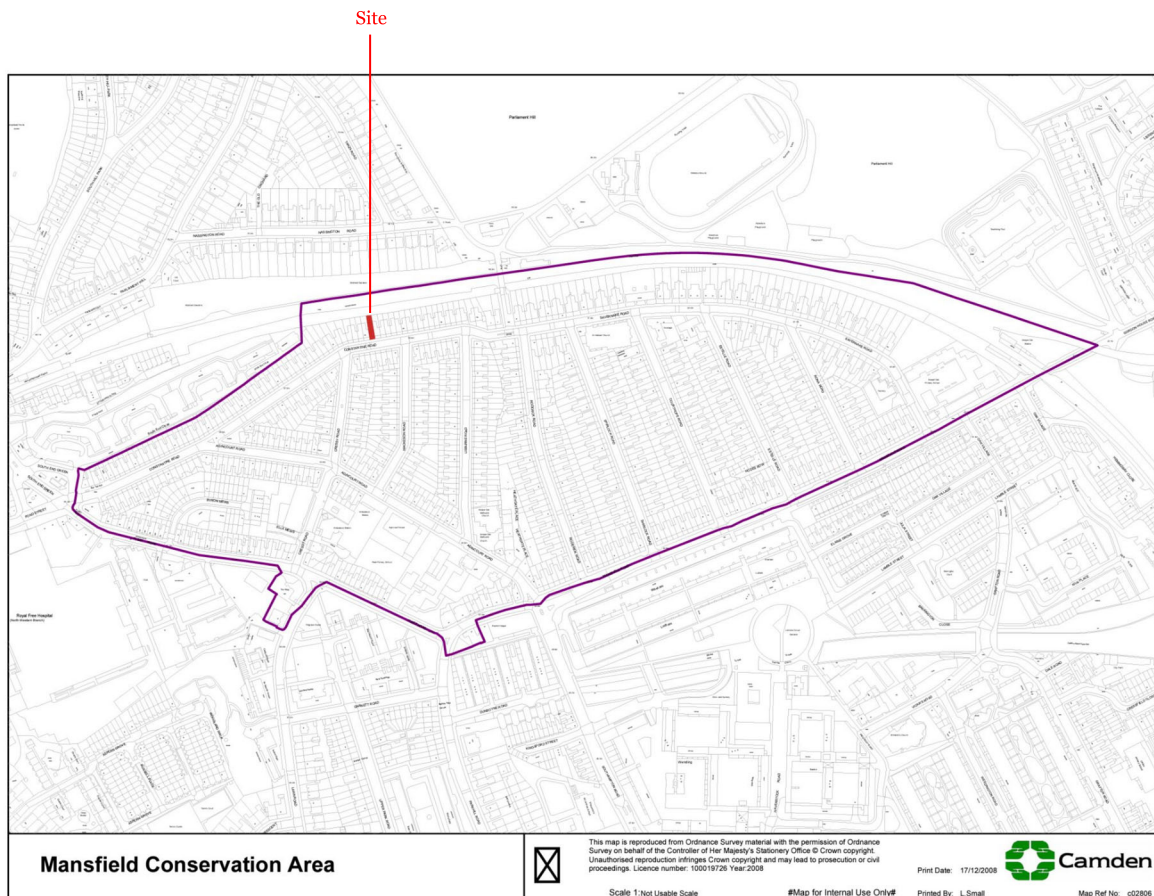
This statement is seeking permission for Ground floor single story side extension, remodelling of existing original rear addition, roof loft conversion, one front conservation style skylight and replacement of all existing windows with similar historic look and style.

2. The Site and Surrounding Location

This property is located at 109 Constantine Road, London NW3 2LR, within the upper part of the street. It forms part of a terrace where buildings share mirrored facades and internal layouts. Currently, the property will serve as a single-family home spread over three storeys. Unlike many neighboring properties, the roof space has not been converted into habitable space or subdivided into flats. Distinctive features of the property include white timber sash windows, red brickwork, and stucco detailing.

Situated in the Mansfield Conservation Area, this property is neither a listed building nor a locally listed structure.

The Mansfield Conservation Area is part of Gospel Oak, nestled between Hampstead, Maitland Park, and Kentish Town, adjacent to Hampstead Heath. Its boundaries are defined by Parliament Hill and the London Overground North London Line to the north, Gospel Oak Station to the east, and Fleet Road and Mansfield Road to the south. This area spans primarily within the Gospel Oak ward and partially within the Highgate ward, under the jurisdiction of the London Borough of Camden. The map below illustrates the Conservation Area with 109 Constantine Road highlighted in red.



3. Proposal description:

Ground floor single story side extension, remodelling of existing rear extension, roof loft conversion, one front conservation style skylight and replacement of all existing windows with similar historic look and style.

The proposed design seamlessly integrates with the existing modifications seen on many neighboring properties, ensuring that the alterations do not stand out awkwardly in its immediate environment.

The rear extension remodelling will be featuring a flat roof and large minimal skylights, it will be discreet and visible only from the back. The proposed remodelling of the existing rear addition, does not exceed the existing footprint of the house and the side extension will be an infill of the gap between the two properties. It has been designed to align with the requirements from Mansfield Conservation area, ensuring that will seamlessly integrate with the historic architectural fabric - in Sub-Area 2, the Late Victorian Core - without disrupting the established pattern.

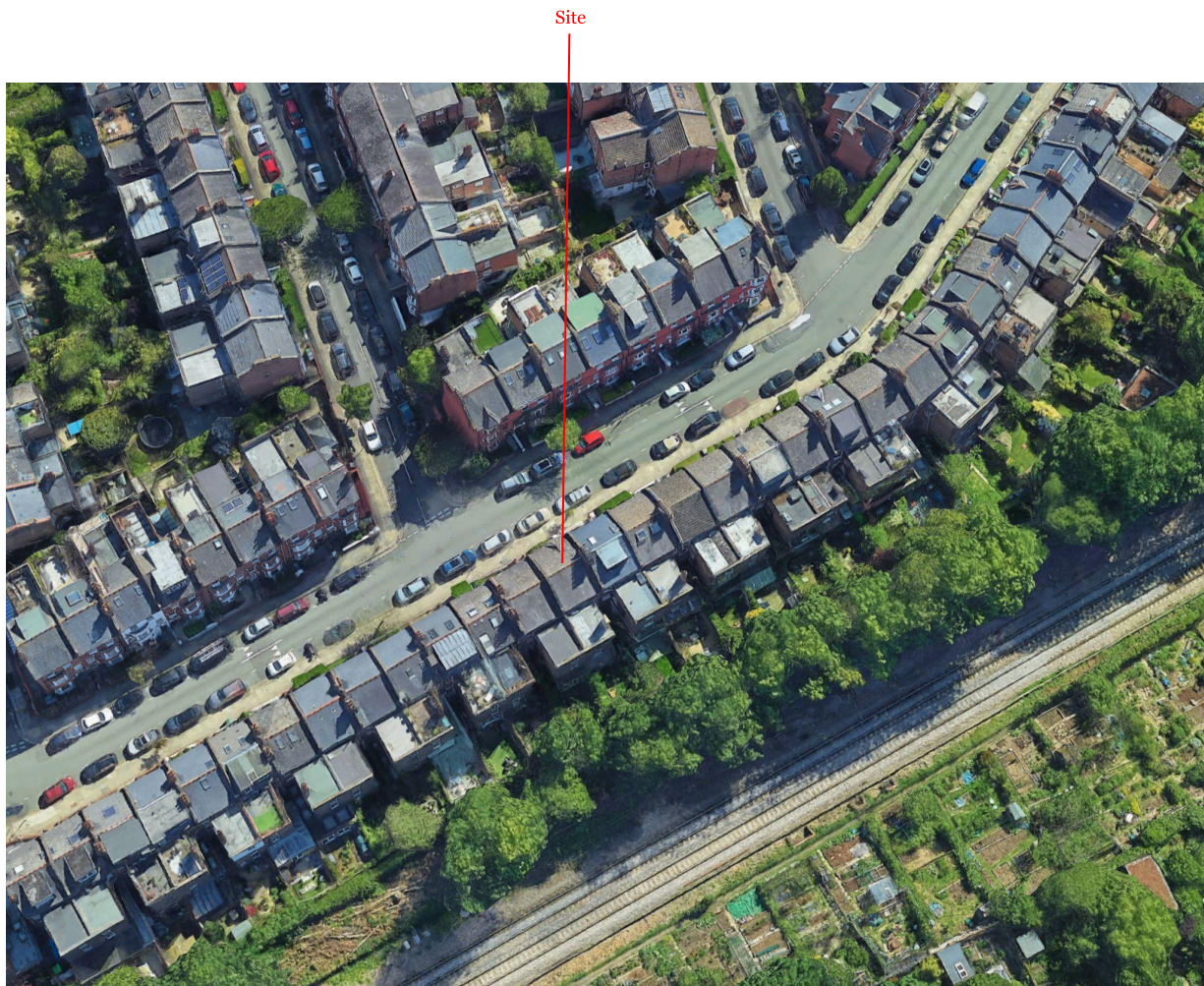
Specifically the adjacent property number 107 has an already a built side extension , the addition will align with the height of the neighboring one , ensuring that it complements rather than competes with the existing structures.

The design includes minimal contemporary style to be subtle and sympathetic, with minimal glazing details that do not overshadow the original property– but references the rhythm and proportions of the existing windows to the host property above. The proportion of the glazing panels is designed to match the size of the existing windows, ensuring that the main property retains its prominence.

4. Planning applications history

There have been numerous examples of approved rear extensions below some recent examples extracted from the planning portal.

Application Number	Site Address	Development Description	Status	Date Registered	Decision
2018/1251/P	115 Constantine Road LONDON NW3 2LR	Alterations involving the remodelling of existing single storey rear addition and replacement of rear ground floor window with new door opening.	FINAL DECISION	11-04-2018	Granted
2017/6972/P	115 Constantine Road LONDON NW3 2LR	Alterations to window and door openings, remodelling of existing original rear addition, and installation of a rear rooflight.	FINAL DECISION	12-02-2018	Granted
2022/1331/P	93 Constantine Road London NW3 2LP	Erection of a single-storey rear/side extension at ground floor level, including creation of an internal patio, installation of 3 x skylights and new door to rear garden.	FINAL DECISION	06-05-2022	Granted
2023/4800/P	139 Constantine Road London NW3 2LR	Single storey rear and side infill extension at ground floor level with rooflights.	FINAL DECISION	28-11-2023	Granted
2018/1251/P	115 Constantine Road LONDON NW3 2LR	Alterations involving the remodelling of existing single storey rear addition and replacement of rear ground floor window with new door opening.	FINAL DECISION	11-04-2018	Granted



Constantine Road site view and neighboring property



109 Constantine Road

107 constantine Rod

Constantine Road site view of the neighbour's existing side extension



6. Existing Photos



Constantine Road front view



Constantine Road rear
existing gap for side infill



Constantine Road rear existing extension and view of the 07 property



Constantine Road rear existing extension and view of the 07 property



Constantine Road rear garden