



## DESIGN AND ACCESS STATEMENT

*DEMOLITION OF THE EXISTING GARDEN STORAGE TO FACILITATE THE CONSTRUCTION OF A SINGLE-STOREY REAR EXTENSION. LOFT CONVERSION INCLUDING A REAR DORMER AND TWO ROOFLIGHTS ON THE FRONT ROOFSLOPE. REPLACEMENT OF EXISTING WINDOWS WITH NEW TIMBER DOUBLE-GLAZED SASH WINDOWS TO MATCH THE EXISTING.*

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**Design & Access Statement**

**Property Address:** No. 34 Constantine Road, London, NW3 2NG

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**1. Introduction**

This Design and Access Statement supports the application for planning permission for the “demolition of the existing garden storage to facilitate the construction of a single-storey rear extension. Loft conversion including a rear dormer and two rooflights on the front roofslope. Replacement of existing windows with new timber double-glazed sash windows to match the existing” at No. 34.

**2. Appraisal**

The property, No. 34 Constantine Road, is located within Mansfield conservation area and consists of a two-storey end-of-terrace Victorian dwelling. Access to the rear of the property is via the front entrance.

**3. Design of Proposed Development****Foreword**

The design references relevant local planning policies and conservation guidelines, particularly those that encourage quality, efficiency, and sympathetic alterations to existing structures in conservation areas

**Project Specifics**

- **Roof Alterations:** The roof will be modified by adding a rear dormer extension and front skylights, which will align with nearby properties that feature similar modifications.
- **Ground Floor Extension:** The single-storey rear extension will replace existing lean-to constructions, providing improved structure and appearance. The extension’s roof design reduces the impact on neighbouring properties. The footprint of it also allows for the retention of more than 50% of the garden.
- **Front Elevation Rooflights:** Two conservation roof skylight windows are proposed, aligning with typical architectural features in this conservation area.

**Front Aspect**

The two proposed conservation area skylights will be installed on the front slope of the roof. These are consistent with features observed in the terrace and surrounding area, contributing to the conservation area’s character without detracting from its historical integrity.

**Rear Aspect**

The proposed rear dormer will be positioned to ensure subtle visibility, blending with the roof’s slope and incorporating materials that maintain the character of the original property. The single-storey rear extension has been designed to preserve garden space and optimize internal lighting .

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**Conservation Area Considerations**

The design respects the Mansfield Conservation Area's character and appearance, with special attention to the scale, materials, and form of the proposed alterations. Key architectural features of the original building will be preserved, ensuring the conservation area’s distinct historical value is maintained.