

# 59 Constantine Road, NW3 2LP

Design, Access & Heritage Statement

March 2025

# Project Details



## **Client Property Address:**

59 Constantine Road,  
London,  
NW3 2LP

## **Resi Address:**

Resi Design Ltd  
Unit 118  
Workspace Kennington Park  
Canterbury Court  
London  
SW9 6DE

## **Resi Contact:**

0208 068 4811  
planning@resi.co.uk

# Statement Contents



## 1 Introduction & Context

## 2 Site Analysis

2.1 Designated Areas

2.2 The Existing Property

2.3 Local Precedent

## 3 Heritage Statement

3.1 Heritage Statement

## 4 Conclusion

4.1 Conclusion

# Introduction & Context

## Introduction

Resi has prepared this Design and Access Statement on behalf of our client, for who we are acting as planning agent. It has been produced to support a planning application for a proposed development at 59 Constantine Road, NW3 2LP.

The document, and the wider application, has been prepared having due regard to the Development Plan for the Council as well as the National Planning Policy Framework (NPPF) so as to ensure that the Local Planning Authority has a proper understanding of the proposed development.

## Description of Development

The suggested description of development is as follows:  
*Proposed conservation style rooflights in front and rear roof slopes, internal alterations and all associated works at 59 Constantine Road, NW3 2LP*

## Character and Significance

The application site is located on 59 Constantine Road, London, NW3 2LP, and is situated within the Mansfield Conservation Area.

This part of the Conservation Area is characterised by low rise suburban development with larger gardens and significant tree cover. 59 Constantine Road itself is located in an area with a mix of property sizes, building types and architectural styles.

59 Constantine Road is a terraced Victorian property which at the present time is a single family dwelling with 3 floors and a loft.

# Site Analysis

## 2.1 Designated Areas

The site is located within the Mansfield Conservation Area. There are no other planning designations.

The Mansfield Conservation area can be divided into 2 sub areas of distinctly different character. Sub area 1: Fleet Road runs from west to east, it is a busy, one way road, urban in character which contains commercial premises and retail units mixed with residential properties: Sub area 2 is predominantly residential in character and is laid out on a loose grid pattern with long roads running from east to west and shorter roads running from north to south.



Mansfield Conservation Area map

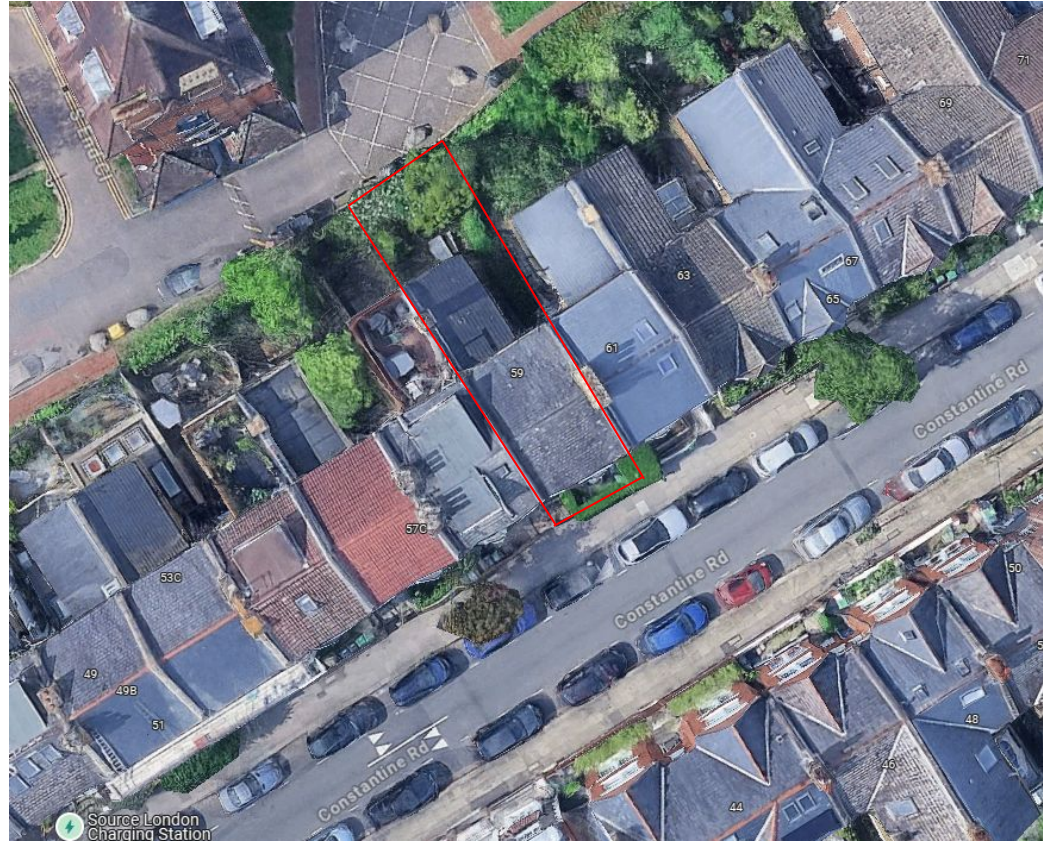
# Site Analysis

## 2.2 The Existing Property

The existing property is terraced and forms a symmetrical pair with 61 and 57 Constantine Road. Properties along this part of the street have a consistent architectural style.

It is on the north side of Constantine Road. The existing site is rectangular and benefits from a small rear garden.

The neighbouring property 57 benefits from a front and rear dormer extension.



Existing Site View



# Site analysis

## 2.3 Local Precedent

Below are examples of similar existing or newly approved proposals locally:

Address: 59 Constantine Road London NW3 2LP

Reference(s): 2023/5349/P

Decision: Granted

Decision Date: 04-06-2024

*Description: Erection of a front and rear dormer and two front conservation roof lights.*

Address: 93 Savernake Road London NW3 2LG

Reference(s): 2025/0177/P

Decision: Granted

Decision Date: 07-03-2025

*Description: Erection of ground floor rear extension; installation of dormer and rooflight to rear; installation of 2x rooflights to front; creation of terrace to first floor flat roof with metal railings; replacement of second floor window with door; and replacement of all front windows.*



59 Constantine Road proposed front elevation



93 Savernake Road proposed front elevation

# Heritage

## 3.1 Heritage Statement

The proposed works are limited to the insertion of conservation style rooflights to the front and rear roof slope. The proposal has been specifically designed in line with SPD to complement the appearance of the house and accentuate the high quality and consistent architectural styles of the area.

Although the dwelling is situated within the Mansfield Conservation Area, the proposal will preserve the heritage of the application site and enhance its appearance. Views of the proposal are limited to Constantine Road and Agincourt Road.

Alterations will be in keeping with the character of the area and hence it is considered that the proposal is a modern addition that clearly evidences the areas development over time and will not alter the character of the existing property or harm its significance as a heritage asset, rather they will enhance its appearance and original use as a single family dwelling. For the above reasons the proposed extension works will not have an impact on the significance of the conservation area.



Street Scene



# Conclusion

Our proposal at 59 Constantine Road, NW3 2LP is one that will improve our clients existing home, allowing optimal use of this residential property.

The proposed rooflights will be conservation style and will not provide any overlooking of neighbouring properties.

The proposed development would complement the existing building and respects the existing character and context of the building itself, and of the wider built context.

The proposed development would optimise the site, ensuring a balance is struck between the extent of development on the site, and the potential of the site as a residential dwelling. The proposals would achieve this while greatly improving the character and composition of the existing dwelling, and ensuring that there are no adverse impacts on neighbouring residential amenity.

The proposed development would respond to the site and wider pattern of development with regards to scale, bulk, massing, detailed design and materials, and would be subordinate to the main dwelling.

All materials would be of a high quality and durable, so the aging of the materials integrates with the existing building, and would create a positive impact on the surrounding context.

In summary, the proposals have been designed with careful consideration of relevant Development Plan policies and local supplementary planning guidance, as well as the requirements of the NPPF. The development is considered to comply with the Development Plan when read as a whole, and the proposals would preserve the character and appearance of the conservation area.