



DESIGN AND ACCESS STATEMENT FOR  
**LOFT CONVERSION AND REAR OPENING**

at

28 Constantine Road  
LONDON  
NW3 2NG

**PROJECT P-22046**

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Planning permission is sought for a Loft conversion, including erection of rear dormer and rise of the ridge line to align it with the approved application at No. 26 and approved and built application at No. 24. Installation of 2No. skylights at the front, and enlargement of the rear openings at ground floor level.

## 1. DESCRIPTION OF PROPERTY

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The property is located at the beginning of Constantine Road, London, NW3. No. 28 is a residential property consisting of a single dwelling house. The building is a two-storey mid-terraced property with an existing single-storey rear addition in the rear garden. It is on the southern side of Constantine Road and backs onto a 5m high masonry wall. It worked originally as a boundary with an LCC Tramway Depot, but now it divides Byron Mews from the southern terrace of Constantine Road.

The surrounding area is mainly residential in nature with properties of a similar scale and design.



The site is rectangular in shape, and it is accessed only from Constantine Road, a street with access for pedestrians and vehicles

The front façade consists of exposed brick frontages with pitched roofs. The bays, front door portico and decoration around windows are white painted render.

To the rear, many properties in the terrace have been altered over time. In their unaltered state the roof-slopes to the main body of the terrace are pitched and to the rear some of the properties have added a single dormer. Several of them have had the ridge raised.

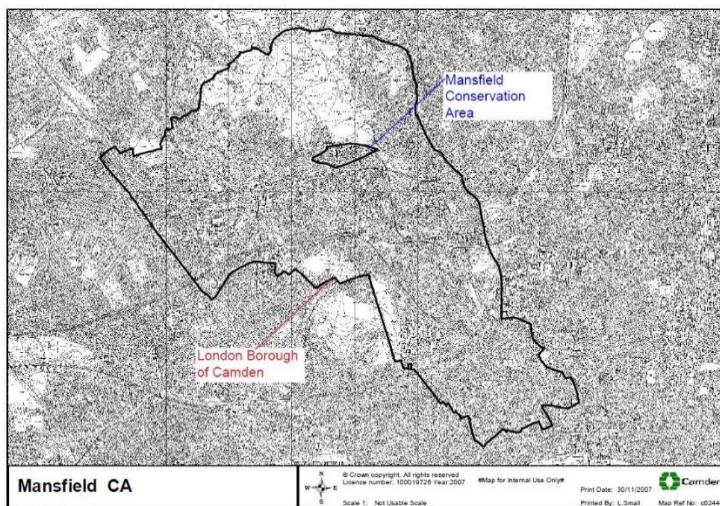
There are no trees or means of access affected by the proposed works. The building to which this application relates, is not a listed building or a locally listed structure. It lies within a designated conservation area called Mansfield Conservation Area.

## 2 DESCRIPTION OF THE CONSERVATION AREA

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Mansfield Conservation Area falls within Gospel Oak which is located between Hampstead, Maitland Park and Kentish Town on the edge of Hampstead Heath. The Mansfield Conservation Area boundaries are 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.

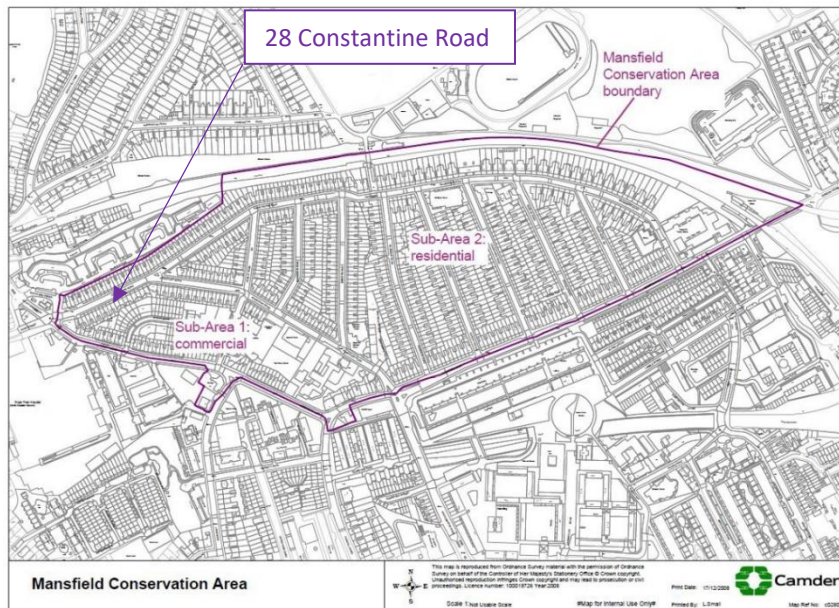
The conservation area lies mostly within the Gospel Oak ward and partly within the Highgate ward, within the London Borough of Camden. A location map of the conservation area within the borough is attached.



Mansfield Conservation Area was designated by the London Borough of Camden on 11<sup>th</sup> September 1990. The appraisal and Management Strategy was adopted on 4<sup>th</sup> Dec. 2008.

The conservation area is an elongated diamond shape with through-roads running from east to west along the northern and southern boundaries, and shorter roads running from north to south on a loose grid pattern.

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.



**CHARACTER OF SUB-AREA 2. Late Victorian Core (Where No28 is located):**  
 Although in close proximity to Hampstead Heath, this sub-area has few visual or physical connections with it, due to the established pattern of development, with relatively tall buildings and limited gaps between buildings, and the presence of the railway line to the north resulting in limited access to the heath. In fact, the main source of greening is from the small front garden areas and street and private trees, which are numerous in some streets and almost non-existent in others. The urban character of the area is reinforced by busy traffic passing along Constantine Road, Agincourt Road and Mansfield Road, and by distant views of the Royal Free Hospital on Pond Street.

The majority of residential properties within this sub area conform to one basic plan form and period of development. The main building type is the three-storey house, without basements, which generally forms part of a terrace. The buildings are flat fronted with a projecting bay window over two storeys, recessed paired entrance doors, visible pitched roofs and prominent chimney

### 3. PLANNING HISTORY. No. 28 Constantine Road

There is only one previous planning applications related No. 28 Constantine Road.

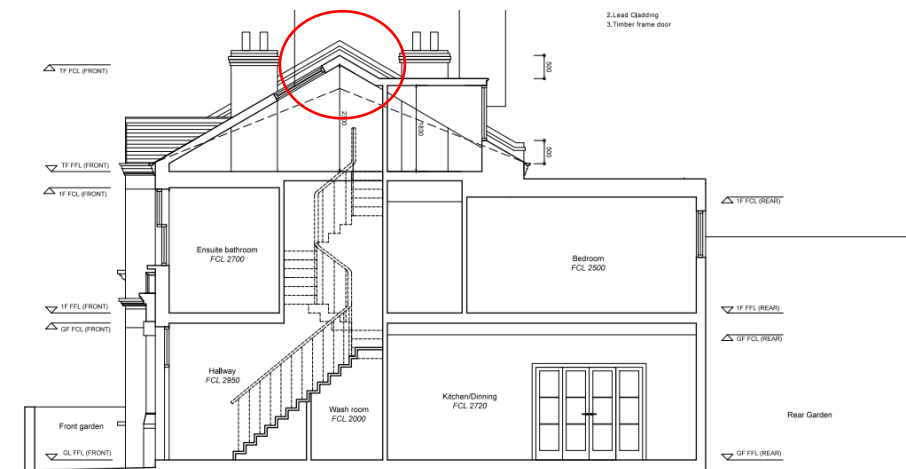
Application Number	Site Address	Development Description	Status	Date Registered	Decision
2018/4703/T	28 Constantine Road London NW3 2NG	FRONT GARDEN: 1 x Conifer (T1) - Fell to ground level	FINAL DECISION	01-10-2018	No Objection to Works to Tree(s) in CA

## 4. SIMILAR PLANNING APPLICATIONS in the area

There are many other properties with approved planning applications related to loft conversions and two of them for ridge alterations in the same street:

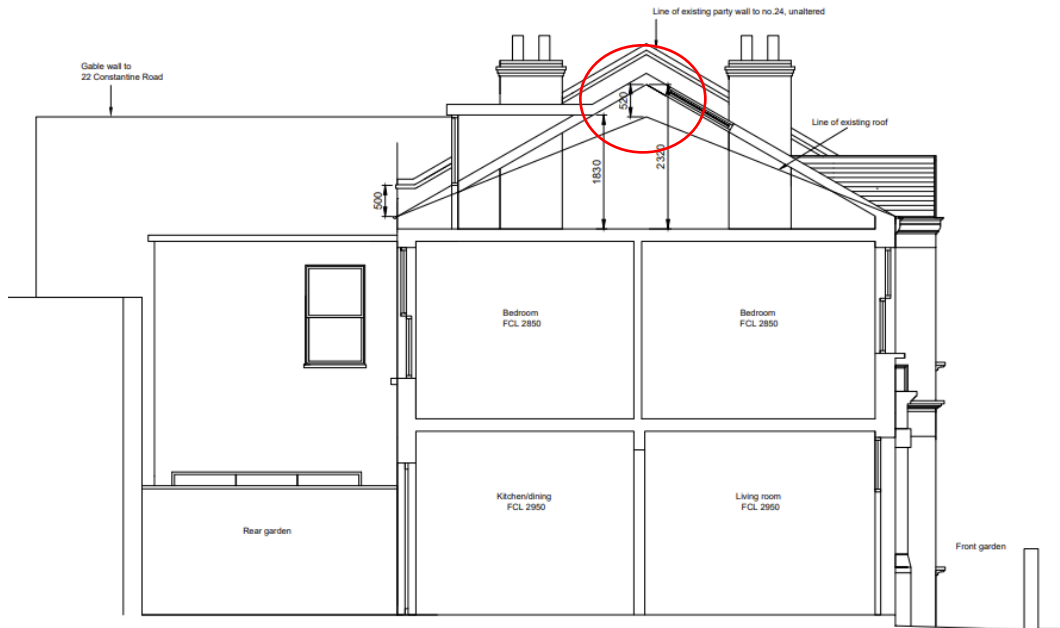
### No. 24 Constantine Road:

<u>2021/3465/P</u>	24 Constantine Road London NW3 2NG	Non-Material Amendment to allow insertion of small Velux rooflight to the rear roof slope above an internal stair and installation of 2 x flat skylights on flat roof of dormer window to the rear roof slope granted under reference 2017/2437/P dated 03/07/17 for alterations to the roof to include increase in ridge height and rear dormer all to residential dwelling (Class C3).	REGISTERED	25-11-2021	
<u>2020/1776/P</u>	24 Constantine Road London NW3 2NG	Amendments to size and location of dormer window granted planning permission ref no 2017/2437/P dated 03/07/2017 (for alterations to the roof to include increase in ridge height and rear dormer).	FINAL DECISION	01-06-2020	Granted
<u>2017/2437/P</u>	24 Constantine Road London NW3 2NG	Alterations to the roof to include increase in ridge height and rear dormer all to residential dwelling (Class C3).	FINAL DECISION	17-05-2017	Granted
<u>8700954</u>	24 Constantine Road NW3	Retention of existing two storey rear extension including alterations to existing side window at first floor level as shown on drawing nos. 101/1 2A 3A. revised on 5th October 1987.	FINAL DECISION	01-05-1987	Grant Full or Outline Planning Permissn.



**No. 26 Constantine Road:**

2022/1316/P	26 Constantine Road London Camden NW3 2NG	Increase in roof ridge height and erection of dormer on rear roof slope	FINAL DECISION	06-05-2022	Granted
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Proposed Section A-A

**No. 84 Constantine Road:**

2011/0130/P	84 Constantine Road London NW3 2LX	Erection of a rear roof dormer with French doors and Juliet balcony; installation of railings to form roof terrace at third floor level along with associated access; and erection of ground floor single-storey rear extension, to residential dwelling house (Class C3).	FINAL DECISION	21-01-2011	Granted
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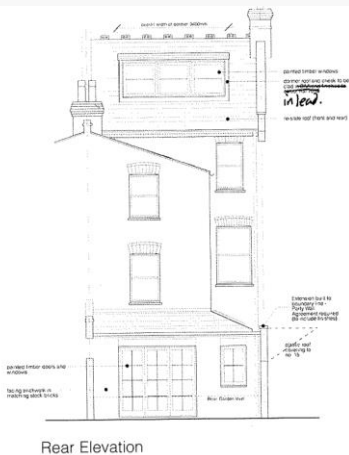
**No. 123 Constantine Road:**

2015/4244/P 123 Constantine Road London NW3 2LR  
 Loft conversion with rear dormer extension and new door onto existing roof terrace at 2nd floor level, new black iron balustrade around roof terrace and 2 x front rooflights.  
 FINAL DECISION 20-08-2015 Granted



**No. 17 Cressy Road:**

2014/2059/P 17 Cressy Road London NW3 2NB  
 Erection of a single storey rear infill extension, with four rooflights; installation of one rear dormer, two solar panels and five rooflights and formation of a front gate, piers and railings.  
 FINAL DECISION 17-04-2014 Granted





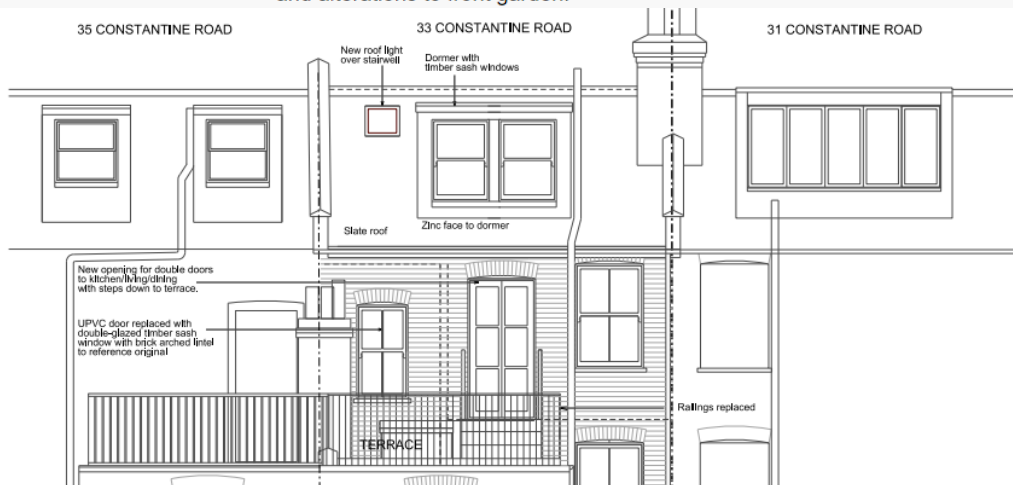
**No. 3 Elm Terrace:**

2020/5661/P	Flat 1st And 2nd Floor 3 Elm Terrace London NW3 2LL	Erection of a dormer on the rear roofslope	FINAL DECISION	10-02- 2021	Granted
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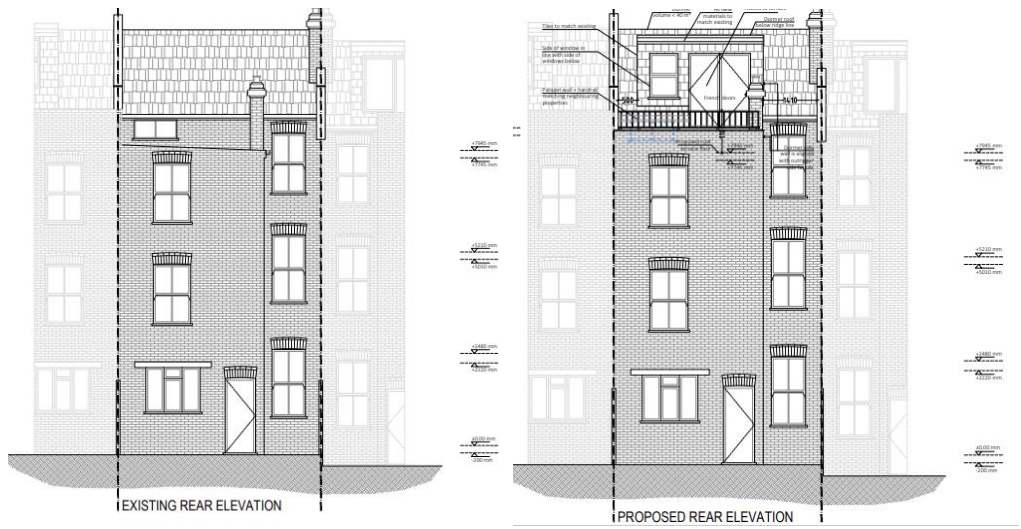
**No. 33 Constantine Road:**

2019/3781/P	Flat 1st And 2nd Floor 33 Constantine Road London NW3 2LN	Erection of roof extension involving rear dormer and front/rear rooflights. Alterations to rear terrace and replacement railings. Replacement of front windows with timber, rear fenestration alterations at 2nd floor and alterations to front garden.	FINAL DECISION	29-08- 2019	Granted
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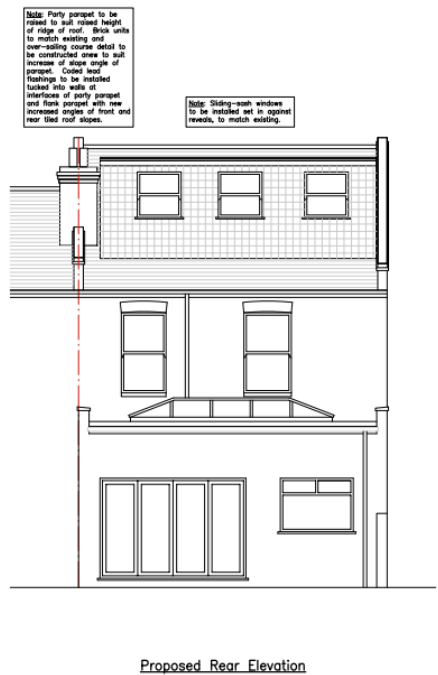
**No. 100 Constantine Road:**

2018/5632/P	100 Constantine Road London NW3 2LS	Conversion of a single dwelling house into 1 x 3 bed flat and 1 x 2 bed flat (Class C3), erection of rear dormer and creation of roof terrace at third floor level	FINAL DECISION	17-12- 2018	Granted Subject to a Section 106 Legal Agreement
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**No. 38 Constantine Road:**

2017/6787/P	38 Constantine Road LONDON NW3 2NG	Erection of single-storey rear extension, rear dormer roof extension and installation of two rooflights to front roof slope	FINAL DECISION	29-12- 2017	Granted
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Proposed Rear Elevation

## 5. RELEVANT NATIONAL AND LOCAL POLICIES

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The proposal has been design taking into consideration the following national and local policies:

- Camden UPD 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.

## 5. PROPOSAL

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### **GENERAL DESCRIPTION:**

Planning permission is sought for a Loft conversion, including erection of rear dormer and rise of the ridge line to align it with the approved application at No. 26 and approved and built application at No. 24. Installation of 2No. skylights at the front, and enlargement of the rear openings at ground floor level..

### **SPECIFIC WORKS:**

The proposed alterations have been designed in line with other similar approved applications in the area and in compliance with the current Local and National Policies as well as the Nationally Described Space Standards and Building Regulations.

The extra space will be used as part of the same dwelling house and it will be built with materials matching existing, including roof finish, external doors and windows, bricks,etc..

The proposal intends to keep the architectural characteristics of this building and other properties from the conservation area. The proportions and materials will be sympathetic with the neighbouring properties so that the streetscape results in a proportionate and adequate design.

The application includes a dormer that will not be seen from the main street and will not extend beyond the current rear facade The proposed dormer windows will consist of white-painted timber-sash windows with double glazing. The front roof lights will be conservation area type. And the ridge line will be amended to match the ones from the other terraced houses to the West.

The rear patio presents a 2 storey-high brick wall that used to work as a boundary for a LCC Tramway Depot. Currently, it serves as a rear boundary between the Byron Mews and Constantine Road even numbers.

This high wall works as an effective barrier to avoid overlooking both from Byron Mews towards Constantine Road and viceversa.



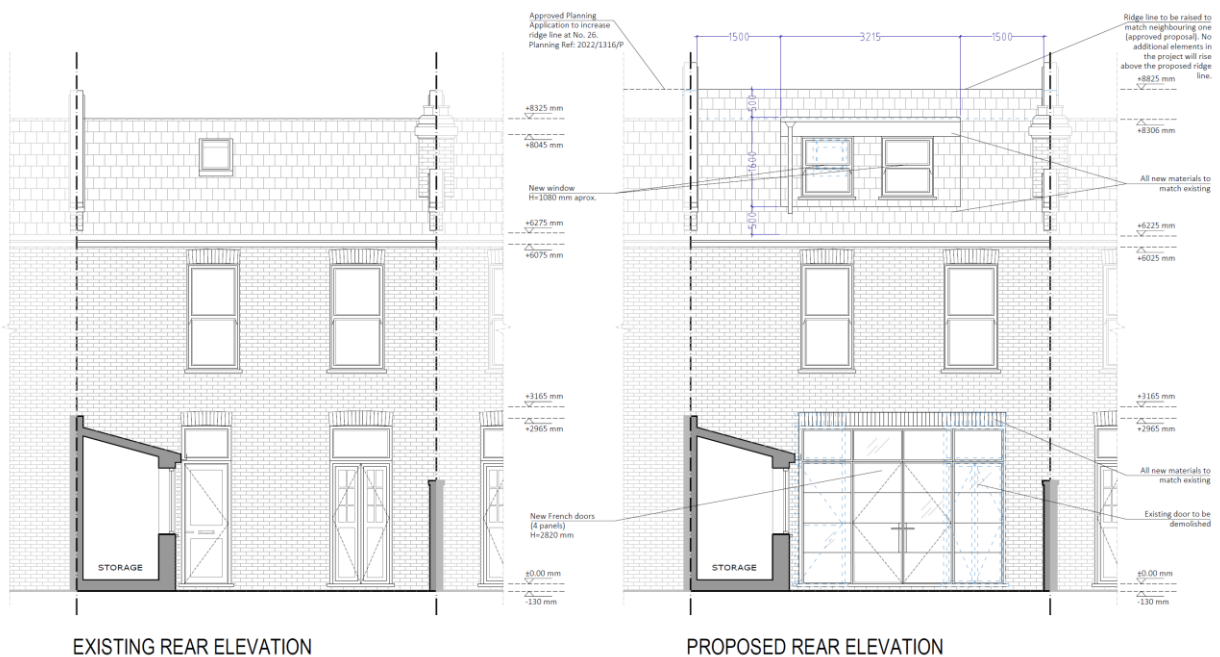
The ground floor rear alterations (enlargement of existing openings to the patio) cannot possibly be seen from the rear neighbouring houses, and the roof alterations can only be seen from the rear windows of those properties at a very high level.

The front alterations (ridge rising and 2 conservation-type skylights) cannot be noticed from the same side of Constantine Road, and can hardly be seen from the opposite public pavement due to the height of the properties and the angle of the pitched roofs.

### GROUND FLOOR REAR OPENING.

The ground floor external alterations will consist of the enlargement of the existing 2 openings, by merging them and removing the middle section of the wall. The height of the new opening will be exactly the same as the existing one, and a decorative lintel with soldier bricks will match the existing brick lintels, similar to the solution adopted by No.30 Constantine road for their enlarged rear opening at ground floor level (Planning ref: 2010/4618/P).

It is important to highlight that No. 26 also has a ground floor large rear opening with no planning records prior to 2022.



## SKYLIGHTS

The proposal includes two conservation-type skylights to the front slope of the roof as recommended by the Mansfield Conservation Area Appraisal: *“The installation of rooflights should be conservation grade (flush not raised above the roof finish)”*. The installation of those rooflights will not constitute a significant alteration and it will provide internal natural light and ventilation to the new habitable space at loft level. There are many approved examples of front skylights in the same terrace and surrounding area.



## REAR DORMER

The proposal of a rear dormer not only fits within the national regulations, but it is also in compliance with the Conservation Area Appraisal recommendations.

There are many examples of approved rear dormers in Constantine Road and the surrounding area within the Mansfield Conservation Area.

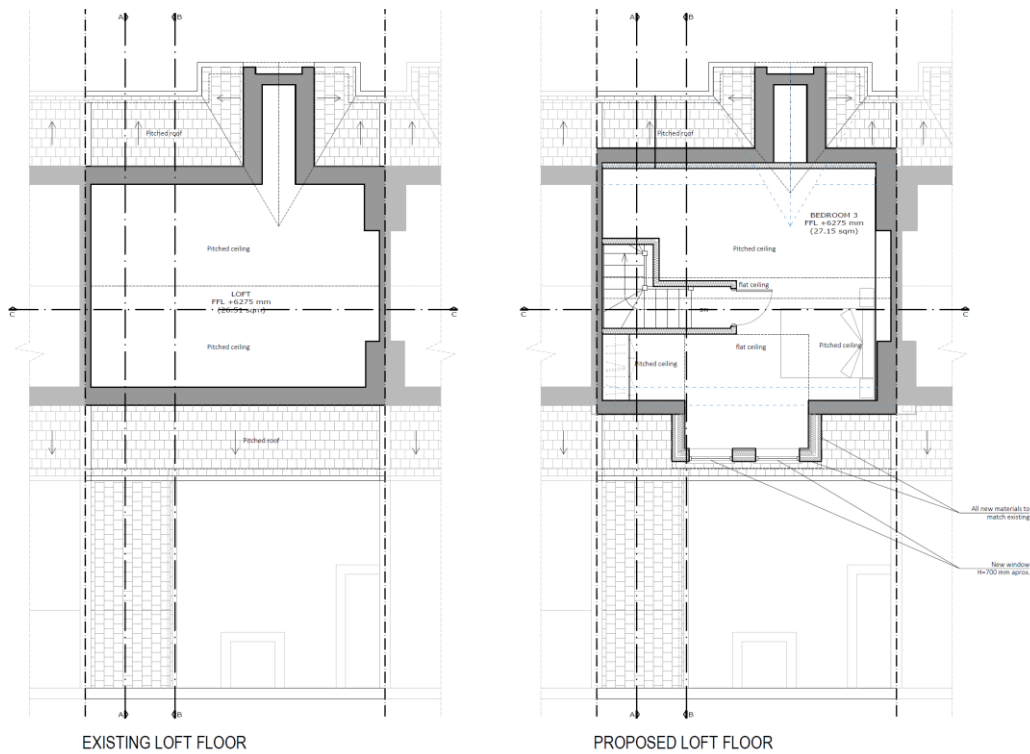
The proposed dormer aims to be respectful with the architectural value of these properties. For that reason, it has been set back from the eaves and new ridge line by 500mm, and it has also been set in considerably from the sides, matching other dormers in the area and following the Appraisal.

The materials to be used will match existing. The pitched roof will be made of Welsh tiles.

The proposal will be subordinate to the main house, and it will constitute a positive and respectful addition to the property and area.

It will not be visible from the front or from the short rear patios due to the angle and distance.

It will be hardly seen from the back properties (Byron Mews) due to the existence of the 5m rear wall in the patio.



## ROOF

The property subject of this application belongs to a terrace with very similar buildings in terms of period (end of the nineteenth century), architectural characteristics and proportions.

For that reason, the composition of the terrace has been taken into consideration when designing the proposal.

However, the properties from this side of the road are visibly less similar to the terrace of houses opposite the street.

Despite being a late victorian terrace, even numbers in Constantine Road have a very shallow pitch from No.24 onwards.

Many of the properties from No. 2 to No. 22 have created loft conversions, but there are two main applications approved by Camden Council in relation to the raise of the ridge line to create a Loft Conversion, those are Nos. 24 & 26.

No. 24 was approved in 2017 with subsequent amendments (other applications) up until 2021. All those applications included the increase of the ridge line to match that of No.22. The loft was built with the proposed alterations to the roof as it can be seen in the aerial views.

No. 26 applied early in 2022 and Approved in July to align their deflected ridge with the neighbouring one, with a difference in height of more than 500mm. It has not been built yet, but it is intended to start with the works sometime soon.

In order to avoid the inconsistent height difference between No. 26 and No. 28, the design described in this application includes the increase of the ridge line height to match that of No 26.

The use of materials, proposal of front skylights, and rear dormer all match those approved for Nos. 24 & 26 (both houses with identical architectural features). The alteration to the ridge, even not being visible from the street level, constitutes a significant improvement for the appearance and balance in the terrace of houses.

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.

The rest of the features at the front of the property, such as bay window, door, brick, etc, will not change.



PROPOSED FRONT STREET ELEVATION



## 6. ACCESSIBILITY:

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The existing front door and front access to the building, facing Constantine Road will be retained as existing, and the proposed alterations will not affect any means of access. This street benefits from pedestrian and vehicular access with pavements on both sides and two way road.

Access to the property will therefore be the same, including the access to the rear garden (just with new patio doors).

There is already an existing access from the dining room and from the kitchen. The neighbouring properties No. 26 and No.30 have created a similar opening to the one proposed for No.28.

A new staircase will be created to access the loft space and it will comply with the current Building Regulations, Approved Document K.

## 7. CONCLUSION

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The proposal involves very conscious and thought through alterations and intends to be respectful with the surrounding area by following other examples of roof alterations approved by Camden Council in the same street.

The proposal would comply with the Conservation Area appraisal and Council policies, and it would not harm the character and appearance of the host property or the surrounding area. Nor would the proposed dormer have any unacceptable impact upon the amenities of neighbouring properties.

## 8. PICTURES



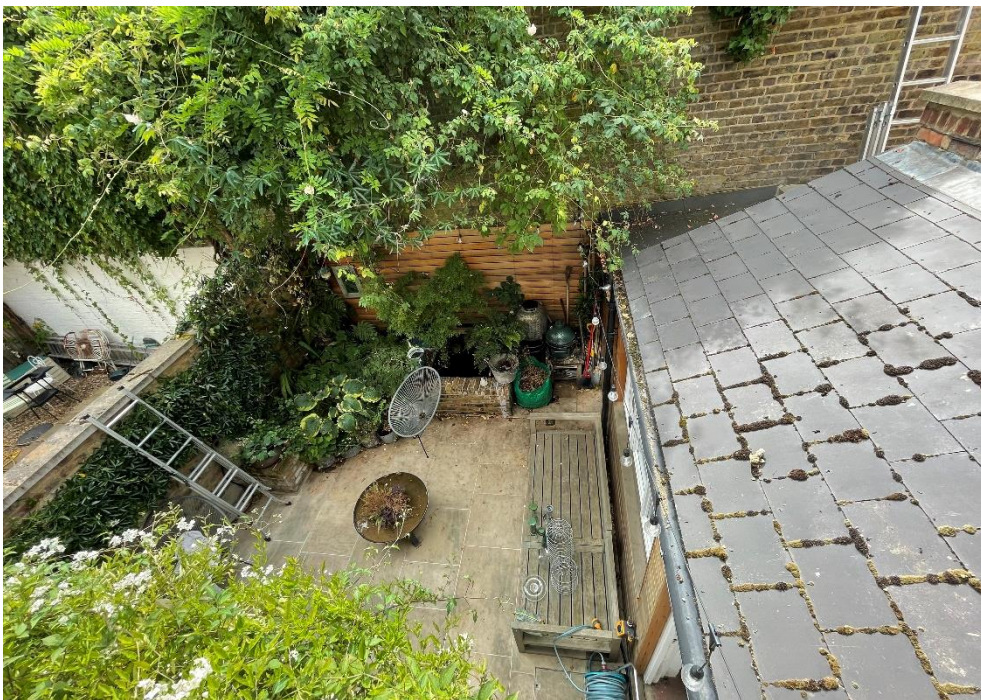
Front of No. 28.



Front view of No. 28.



Rear of No. 28.



Rear of No. 28.