

DESIGN and ACCESS STATEMENT

Flat A, 24, Grafton Crescent, London, NW1 8SL

The application property and site comprise a mid-terraced Three storey building which is to the southeast of Grafton Crescent. The applicant's property is a flat, number 24A.

24 Grafton Crescent is a locally listed building within a locally listed group of buildings (in effect the majority of Grafton Crescent). The locally listed buildings entry details the heritage value and townscape character as follows:

Ref526: Address: 7-13 (odd) and 16-26 (even) Grafton Crescent Significance: Architectural and Townscape Significance Asset Type: Building or Group of Buildings Ward: Kentish Town Two terraces of mid 19th century houses with small paved front gardens on either side of Grafton Crescent (formerly known as Junction Street). Three storeys in stock brick with stucco to architraves and ground floor elevation. Comparable detailing on either terrace, for example the design of door and window architraves; and distinct differences for example the parapet cornice and first floor window balustrades on 7-13, and the central projecting three bays to the terrace of 16-26. Very attractive and well-preserved group which forms a high quality piece of historic townscape.

The proposal is for an outbuilding to the rear elevation so will have no effect on the significance of the building or surrounding locally listed buildings.

The character of the area is residential in nature. The applicant's property has a large rear garden with an existing outbuilding, a shed. There are a number of large outbuildings to neighbouring properties.

The proposal

The application is for a Proposed Garden Studio to the garden at the rear of the property. The room will be ancillary to the main building and used as a garden room by the homeowner. The existing outbuilding, a shed will be removed.

Design

The proposed garden room will be 3.3m in width and 6.5m in length with a maximum height of 2.9m from natural ground level. The structure will have full facing brick to the external rear and right-side elevation walls. There will be glazing in anthracite grey upvc to the front and left side elevation. The proposed will have double doors in anthracite grey upvc to the front elevation. The roof will be hipped with a reasonably shallow pitch, and the roof material will be light weight tiles and the tile colour is to be grey. The roof will include two roof vents.

The proposed garden studio will be positioned to side of the garden, 150mm away from the side neighbouring boundary fence. We believe due to the position of the proposed Garden Studio and the choice of materials this will have little or no effect on the surrounding area or host building. We also believe the proposed would not result in a significant impact on the existing landscaping.

The plot size is large enough to accommodate the proposed garden room without resulting in a cramped or overdeveloped site; and we feel the height, scale, form and design of the garden room is in keeping with the scale and character of the original property and the sites wider setting and

location within the area. There are other Garden rooms, Summerhouses and sheds within the area and nearby properties and this garden room does not adversely affect the character of the area or the host building itself. As the proposed Garden room does not appear disproportionate or to have an adverse impact on the host building or surrounding area, we believe this will have a neutral effect overall.

In this case we consider the proposed garden room is a modest size and a minor development in scope that the character of the original building will not be challenged or compromised. The effect will not be completely visible from the wider setting. On this basis we consider that the proposal accords with local and national policy. The proposal does not amount to a substantial alteration or extension which would adversely affect the character or appearance of the building or the surrounding area.

ACCESS

The floor of the Garden room will be set slightly above the garden level and there will be a slight step up into the room, this has been allowed for within the maximum height. The external doors are set with a low threshold as to limit step over.