

11 Grand Union Walk, NW1 9LP

# Design & Access Statement

February 2024



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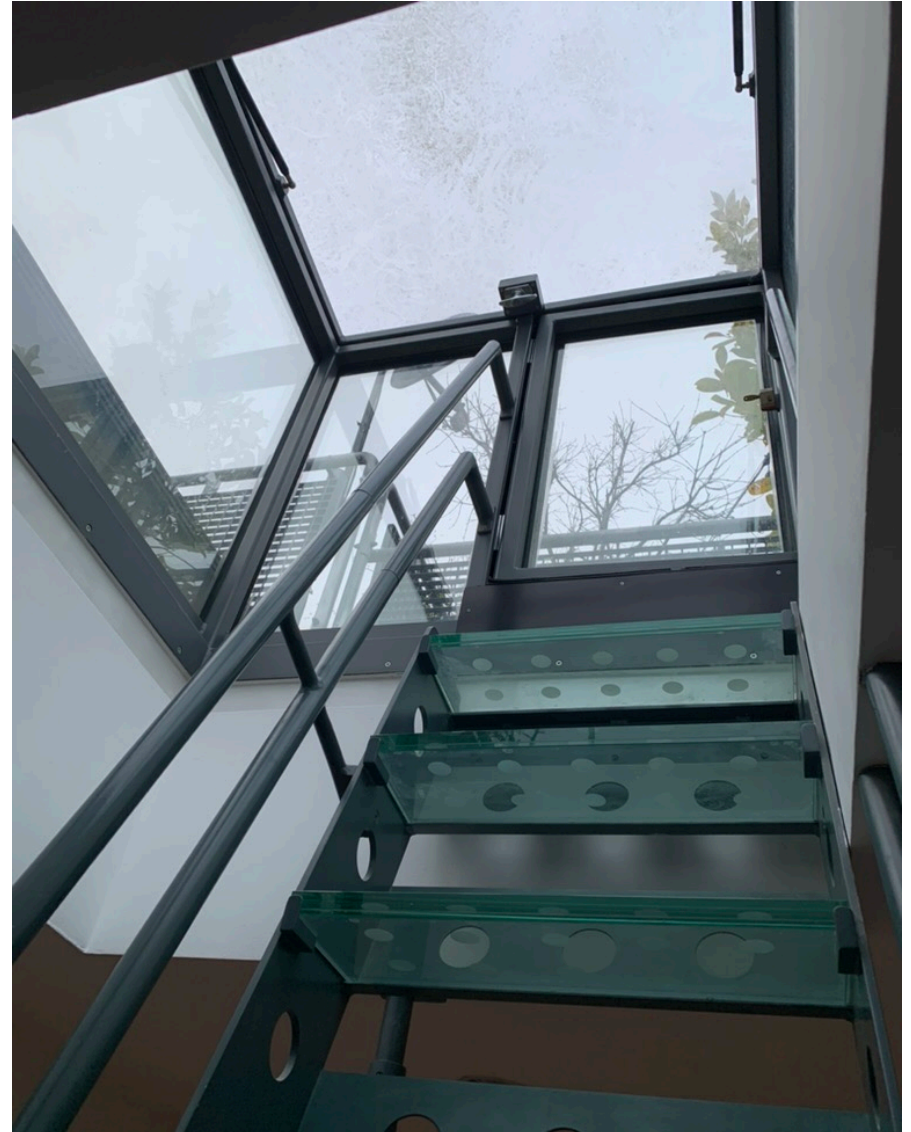
# 1 Summary

This design and access statement supports a Householder and Listed Building Consent Application for 11 Grand Union Walk, NW1 9LP and should be read in conjunction with the attached application forms, drawings and heritage statement.

The proposals comprise replacement of a box rooflight and dome rooflight to the roof terrace.

The proposed alterations will not affect the character of the house nor its setting within the street. They changes are modest in scale with no loss of historic fabric. They will improve the appearance of the roof terrace and improve its use.

Access to the roof will not be altered but not made worse.





## 2 Site location

11 Grand Union Walk is situated along the south bank of Regents Canal immediately to the east of Kentish Town Road. The terrace was part of a wider development by J Sainsbury' to designs by Nicholas Grimshaw and Partners.

The house is a three-storey single family dwelling comprising ground, first and second floors, with a roof terrace.



### 3 Listed status and planning history

#### 3.1 Listed status

The terrace (1-12 Grand Union Walk) was Grade II listed in July 2019 and is located within the Regent's Canal Conservation Area.

Further detail of the listing and significance is included in the attached Heritage Statement.

#### 3.2 Planning history

The following relevant planning applications were approved for similar works to that proposed to No11.

**2021/3047/P - 9 Grand Union Walk**

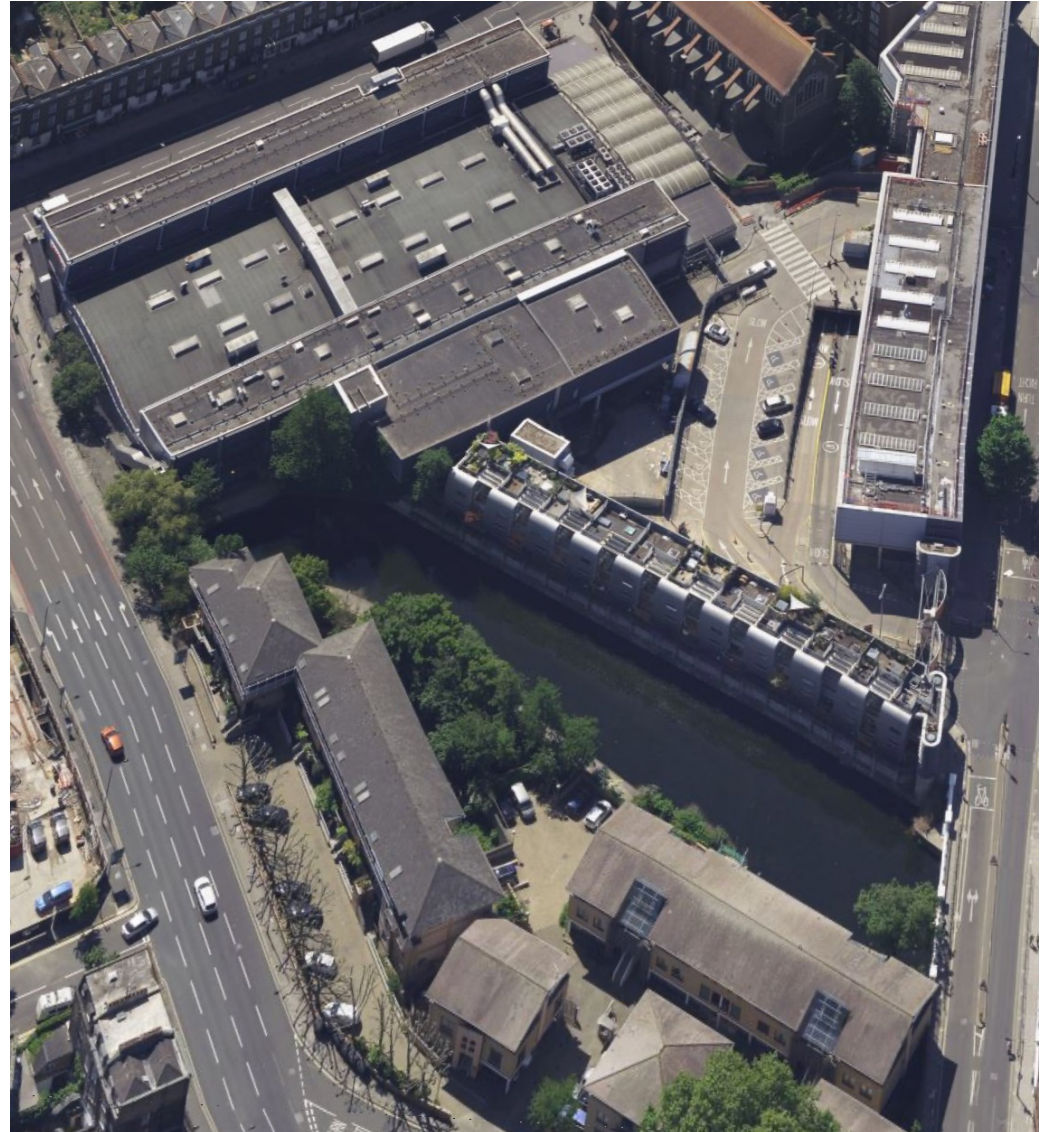
*Installation of decking and additional railings to existing rooftop terrace.*

**2020/0135/P – 10 Grand Union Walk**

*Replacement of domed roof light and roof access pod with two roof lights*

**2003/1569/P - 2-12 Grand Union Walk**

*The use of the roof of the residential block of flats as a terrace for residents, and the associated raising of parapets on side and rear elevations, glass/steel balustrading to the front elevation, timber decking, replacement rooflights, and external lighting.*





## 4 Design Strategy

The roof was altered to a roof terrace in 2003 following a planning application for the whole terrace. Since then, the rooflight above the steep access steps was replaced with a glazed box which is now failing resulting in water ingress to the floor below. The polycarbonate dome rooflight is also failing and poses a risk to users as it cannot be walked on. Both rooflights also restrict the use of the terrace and in the case of the box rooflight visually break up the open roof terrace layout.

The proposed flat and hinged access and ventilation roof lights would be similar to those installed to no9, no10 and no11. A galvanised steel railing, similar to that at no 10 would be consistent with the materiality of the roof terrace.



## 5 Access

Access to the roof terrace is currently via a steep ladder style stair. As the building is listed, making access to the roof terrace compliant with current building regulations is not feasible. The proposed work will marginally alter access to the roof but not make it worse.



Existing domed polycarbonate rooflight



Walk on rooflight to adjacent property