

# 234 - 240 Grafton Road

234 - 240 Grafton Road, London  
NW5

## Design & Access Statement

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**stephen davy**  
**peter smith** | architects

Stephen Davy Peter Smith Architects Ltd  
5a Underwood Street, London N1 7LY  
Company Registration no:- 3883463  
T: 020 7739 2020

[www.davysmitharchitects.co.uk](http://www.davysmitharchitects.co.uk)



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# 1.0 Introduction

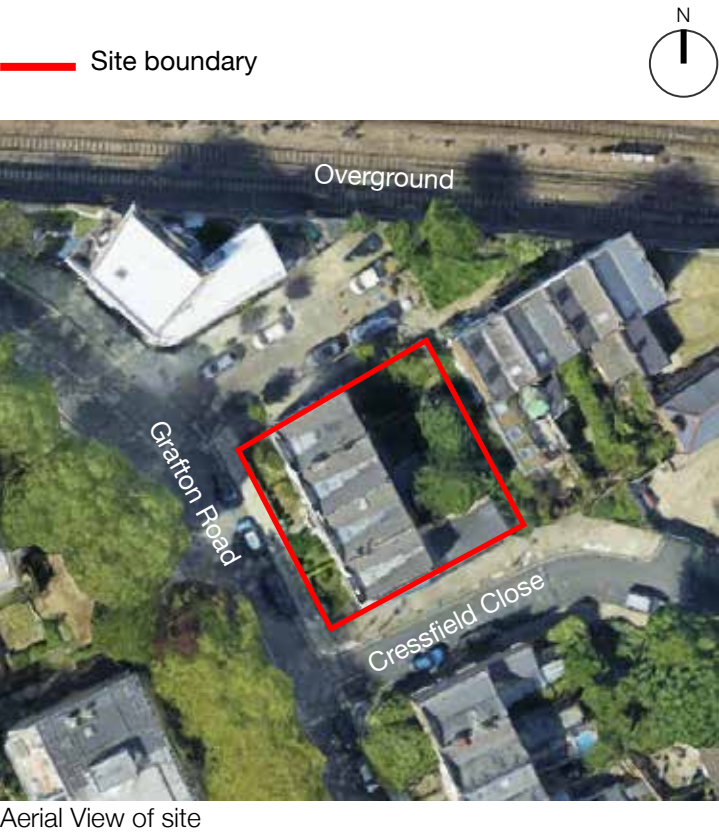
This design and access statement has been prepared by Stephen Davy Peter Smith Architects (SDPSA) on behalf of Mr F Yusuf & M J Gulam to support the proposed development at 234 - 240 Grafton Road, NW5, within the London Borough of Camden.

The proposal comprises of a traditional mansard roof extension to provide two additional units (1 x 1B/2P & 1 x 2B/3P), along with a proposal for a new house dwelling (1 x 1B/2P) in the rear garden of the site.

The report describes the proposal in the context of its setting, and illustrates the design approach in terms of its scale, layout and materials.

## 1.1 Site location

The site is located on the upper part of Grafton Road in the London Borough of Camden, bounded by the overground railway to the north.



Aerial View of site



Aerial view looking towards East.



Aerial view looking towards West.



## 2.0 Site Context

### 2.1 Present context

The site's immediate context is residential with a uniform street scene of three-storey Georgian terrace properties.

The buildings are generally finished in brick with a render plinth base and rendered window surrounds. The majority of these terrace properties have traditional concealed butterfly roofs.

Further south down Grafton Road there are a number of mansard roof extensions with traditional dormer window frontages.





2.0 Site Context



1. View from the top of Grafton Road looking towards the site.



2. View looking towards existing side return at 240 Grafton Road.



3. View from Dale Road looking towards the neighbouring properties.



4. View of boundary wall of the site on Dale Road



View key



5. View towards converted pub with recent storey addition.



6. View from the rear garden of the site.



# 3.0 Environmental Analysis

## 3.1 Planning Policy

According to the London Borough of Camden Policy Map the site is located outside of any specific policy designated areas.

## 3.2 Transport

The site is located on the northern part of Grafton Road, and is approximately a 12 minute walk to Hampstead Heath.

The site has a PTAL rating of 3. Bus stops are within walking distance from the site. The nearest overground station is Gospel Oak, which is 0.6 miles to the north. Underground station Kentish Town and train station Kentish Town West are both 0.9 miles to the east and to the south respectively.

## 3.3 Noise

According to Extrium's England Noise Map, the site is within the lowest level of noise pollution. The northern end of the site sits on the edge of the zone affected by significant noise pollution which is primarily caused by the adjacent railway line.

## 3.4 Flood Risk

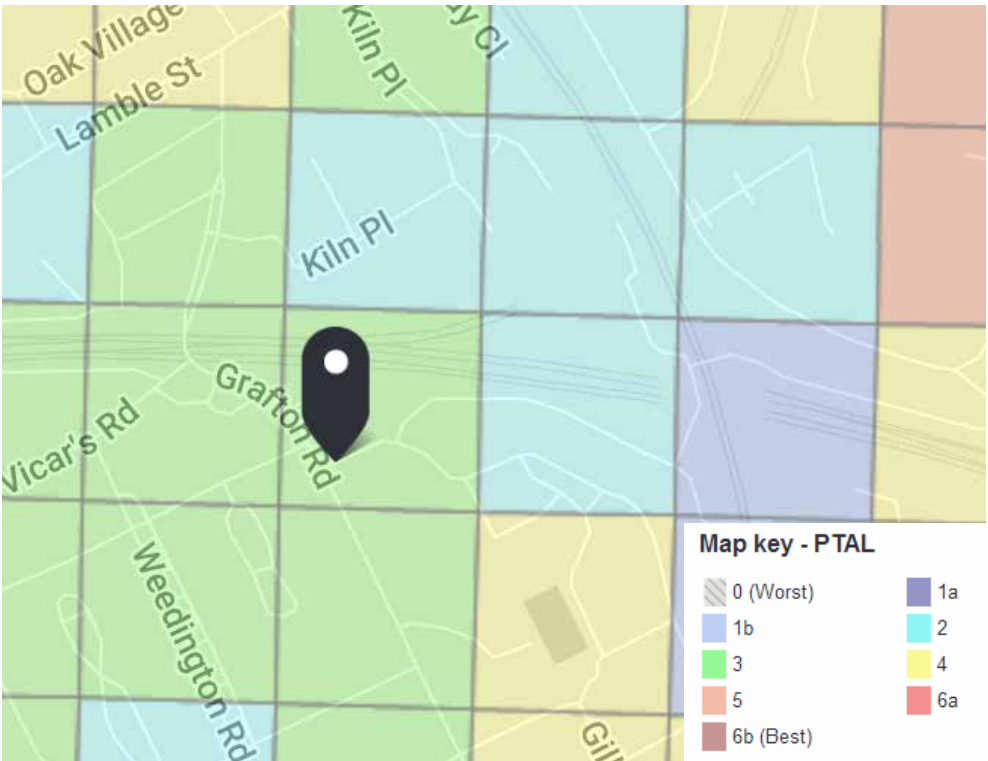
The Environment Agency's Flood Map identifies the site as being outside both the zones where flood warnings and flood alerts are issued.

## 3.5 Conservation

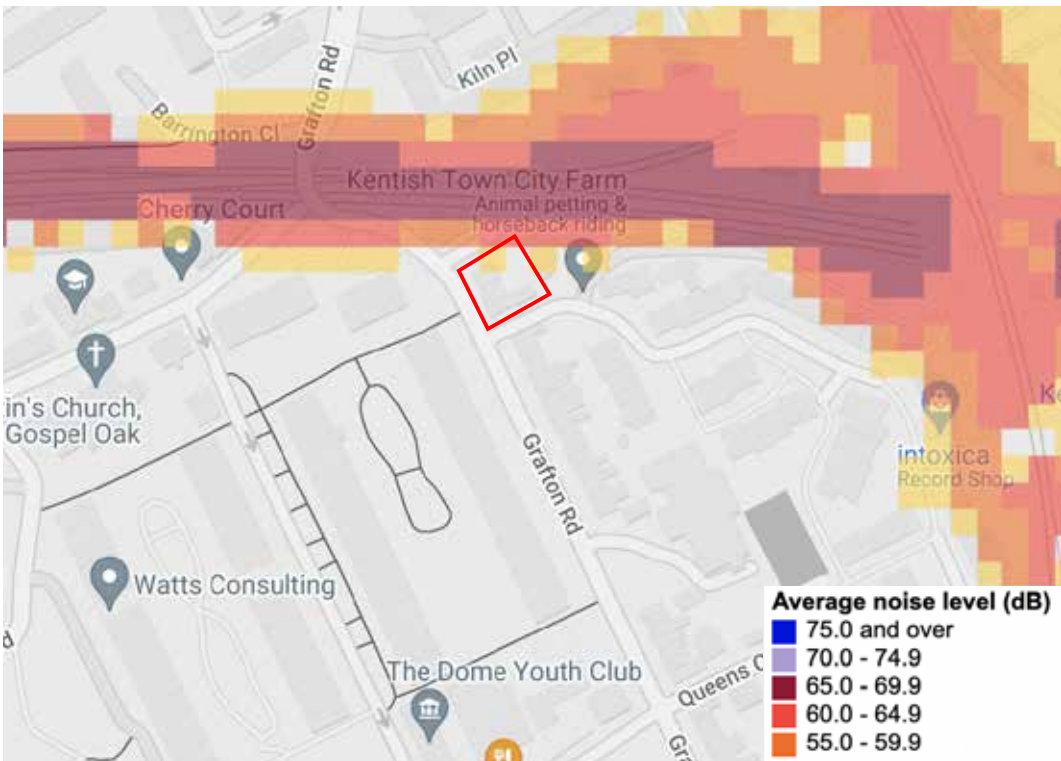
The site is not within a conservation area.



London Borough of Camden Policy Map



PTAL Rating Map



"England Noise Map" from the Extrium website



Flood Risk Map from Environment Agency

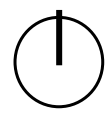
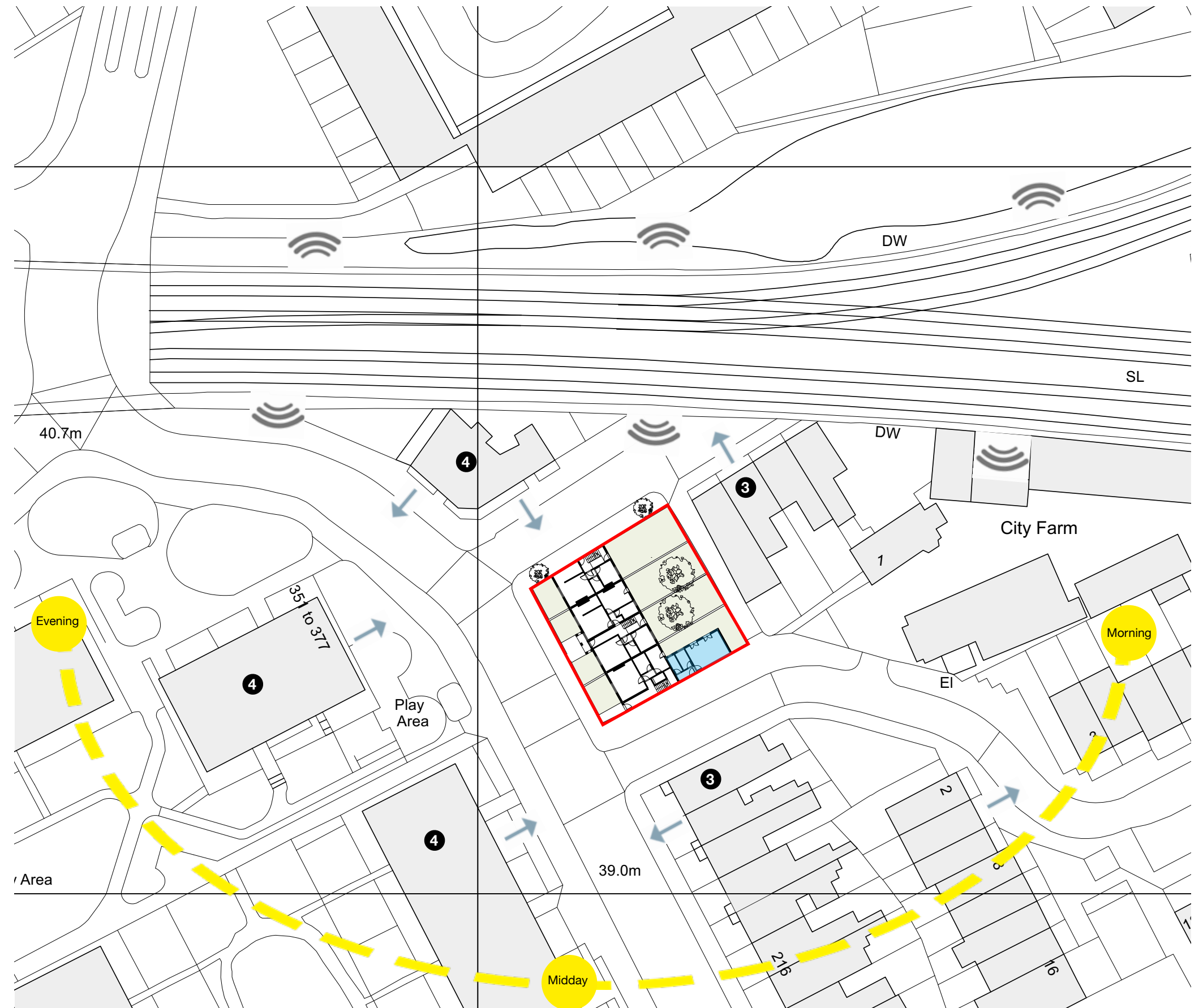
Key



## 4.0 Site Analysis

### 4.1 Key Constraints:/Opportunities

- The surrounding site context includes a number of 4 storey properties, setting a precedent of the proposed roof extension in terms of additional height and mass.
- The traditional mansard roof extension is a common architectural addition to the existing butterfly rooftops, as seen in many examples along the length of Grafton Road.
- The existing outrigger to No. 240 Grafton Road (highlighted in blue) sets a precedent/opportunity to develop the north part of the garden site for the new house scheme.



← Residential Aspect

② Number of Existing Storeys



## 5.0 Planning History

### 5.1 Planning History

- 1) No. 94 - 98 Grafton Road (2007/3433/P)  
Multiple mansard roof extensions visible from road (2007)
- 2) No. 84 Grafton Road (99401116)  
Mansard roof extension visible from road (1994)
- 3) No. 42 Wiles Road  
A roof extension with side window within the rear valley of butterfly roof (2011)
- 4) No. 52 Grafton Road (G11/14/1/14155)  
Rear roof extension with side window within the rear valley of butterfly roof (2000)
- 5) No. 21 Grafton Road (8400117)  
Roof extensions with 2no. front windows visible from street (1984)
- 6) No. 8 Ryland Road (206/0259/P)  
Roof extension (2016) Four other roof extensions are present on the neighbouring buildings.



Aerial Map of the Site & Grafton Road (image Google Maps)



Aerial Map of Grafton Road with Precedent Roof Extensions (image Google Maps)



# 6.0 Pre-Application Summary

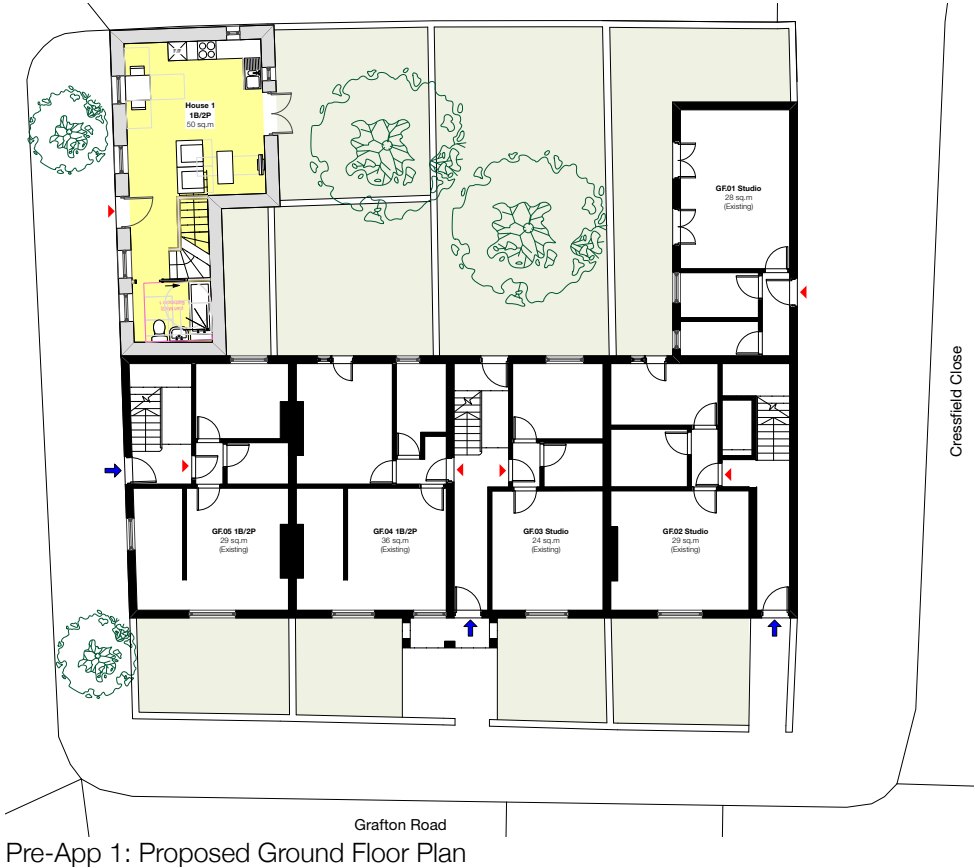
## 6.1 Pre-Application Meeting with Camden LPA

The following proposals shown on this page illustrate the scheme that was reviewed with Camden LPA during the Pre-Application Meeting held with case officer Mr Brendan Versluys on 6th June 2024.

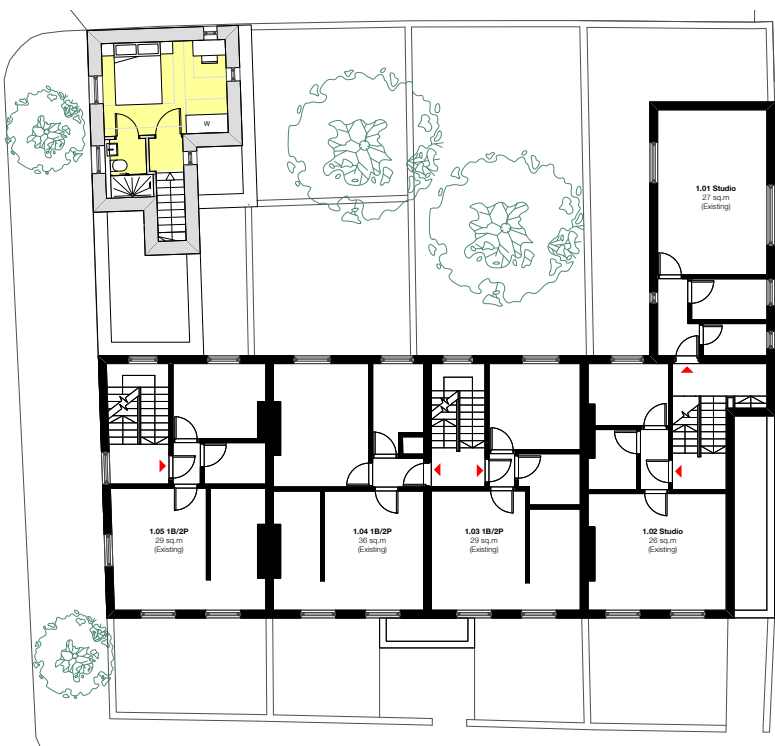
### Mansard Roof Feedback:

- The principle of a mansard roof at this location is supported at this location. Although not a conservation area, the buildings have merit and are an attractive terrace, so the approach should be a properly proportioned mansard.*
- It is recommended the mansard be designed to be full-depth with no large recess from the front façade (in contrast the current proposed plans) adopting a traditional mansard design.*
- It was suggested by the applicant that if a full-width mansard was adopted, the approach may be taken to construct the mansard with slate tiles.*

The above feedback comments from Camden LPA have been integrated into the design of the new mansard for this planning application.



Pre-App 1: Proposed Ground Floor Plan



Pre-App 1: Proposed First Floor Plan



Pre-App 1: Proposed North Elevation



Pre-App 1: Proposed Third Floor Plan



# 6.0 Pre-Application Summary

## 6.2 Pre-Application Meeting with Camden LPA

### New House Feedback:

- The principle of a new house in this location of the rear garden is also supported, subject to the impact on trees and biodiversity. The footprint of the house would be broadly commensurate with and mirror the type of rear extension / outrigger at the other end of the terrace (234 Grafton Road). As such, the bulk and location of the house is generally considered acceptable.*
- The house would be principally constructed with brick, which is considered an appropriate material. The size and arrangement of the windows on the street facing elevation could be improved – this is not a principal elevation to the terrace so there is no need for the fenestration to be on a regular grid. Varying the size, height and location of windows could add visual interest through the asymmetry, as long as it has a clear composition.*

The above feedback comments from Camden LPA have been integrated into the design of the new house to the rear garden for this planning application.



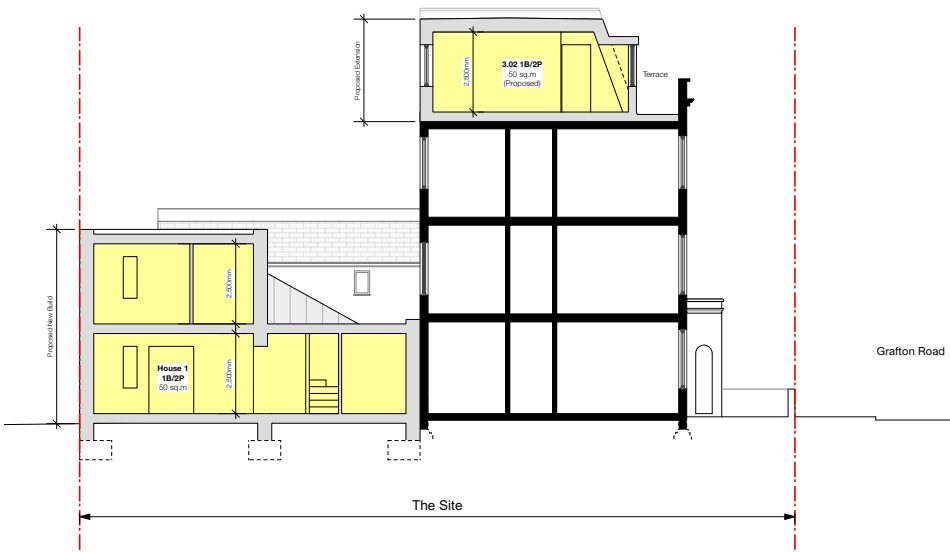
Pre-App 1: Proposed Front Elevation



Pre-App 1: Proposed Rear Elevation



Pre-App 1: Proposed North Elevation



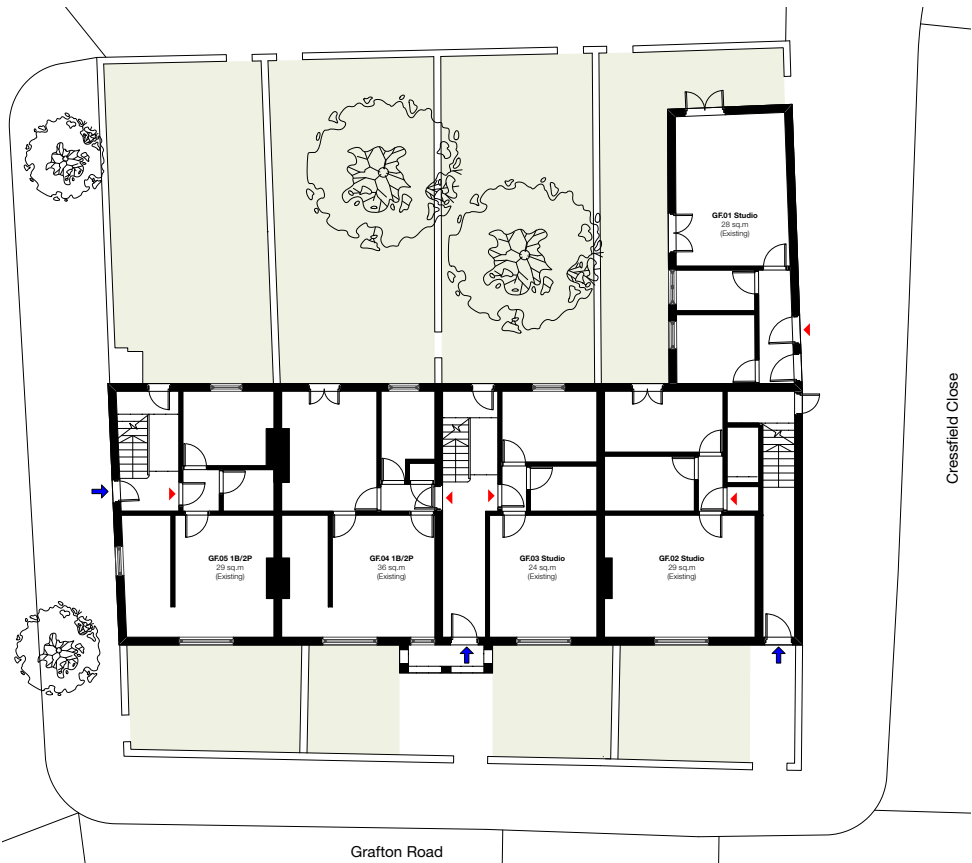
Pre-App 1: Proposed Section



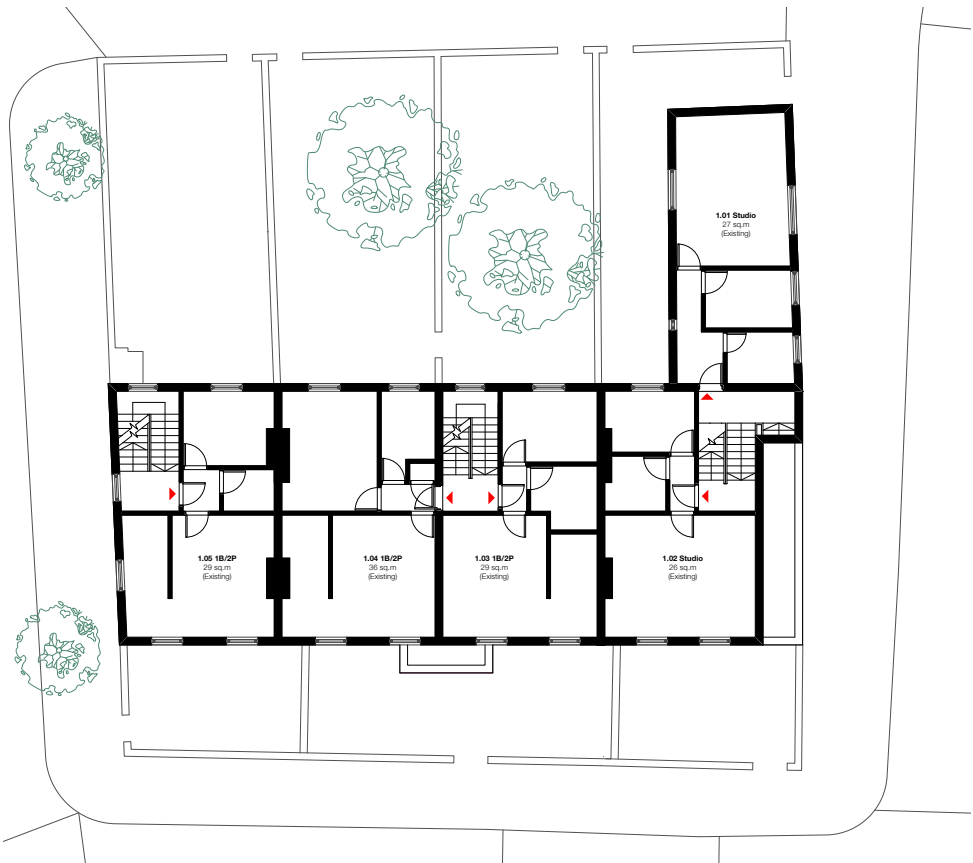
7.0 Existing Plans

7.1 Existing

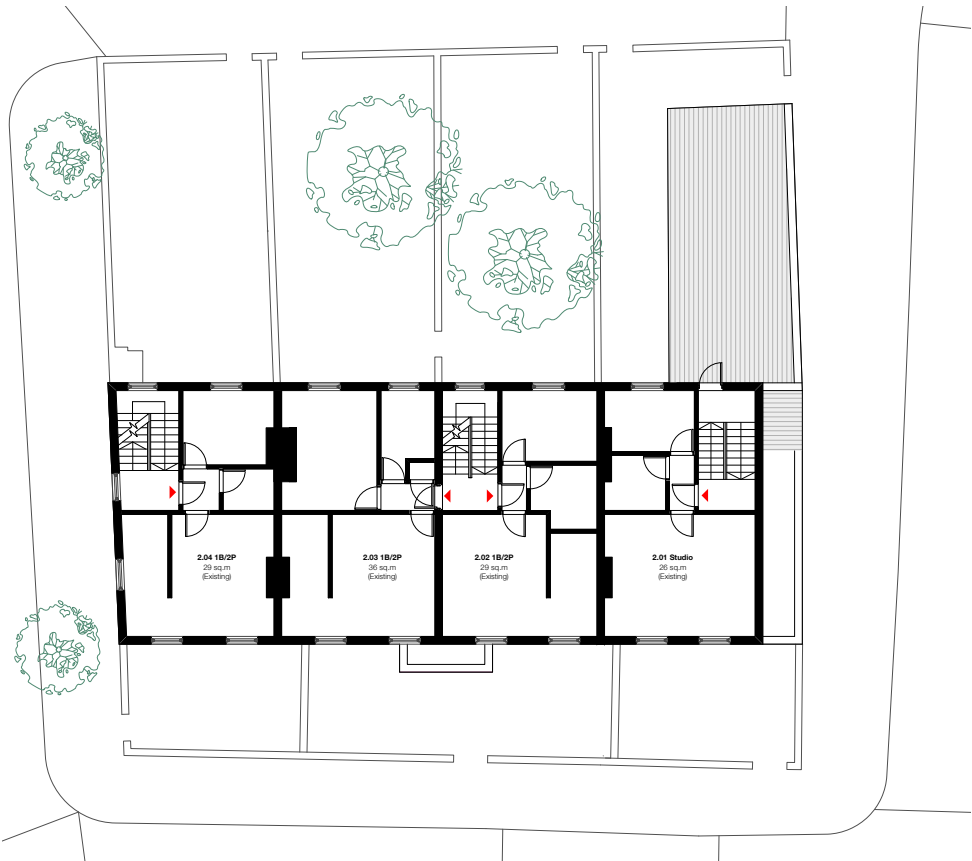
The existing build accommodates 14 units, a mix of studio apartments and 1-Bed units.



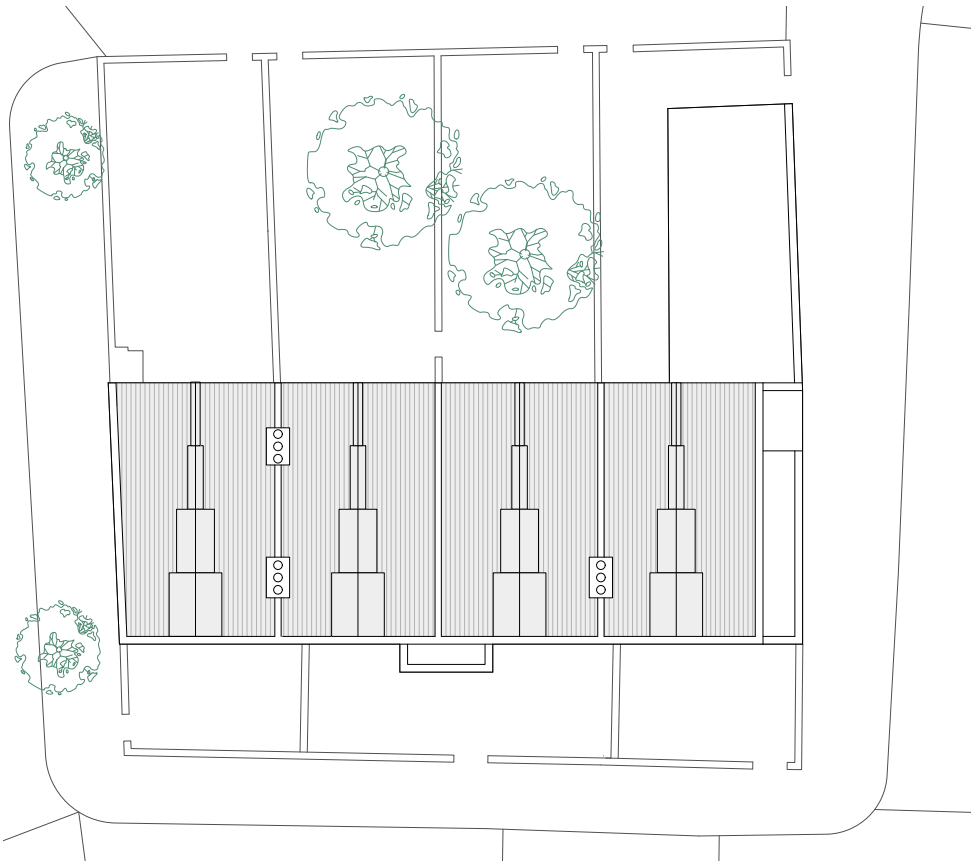
Existing Ground Floor Plan



Existing First Floor Plan



Existing Second Floor Plan



Existing Roof Plan

Residential Summary

Floor No.	Studio	1B2P	GIA (sqm)
Ground	3	2	146
1st	2	3	147
2nd	1	3	120
Sub-Total	6	8	413
Total	14		

Existing Accommodation Schedule



7.0 Existing Elevations



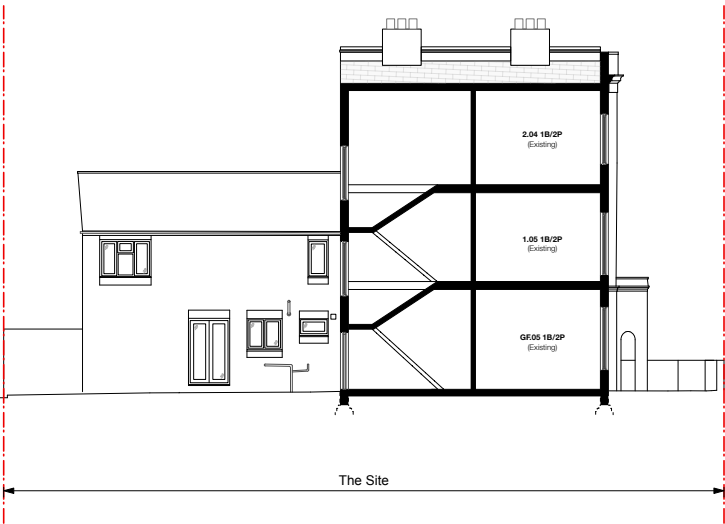
Existing Front Elevation (West)



Existing Side Elevation (North)



Existing Rear Elevation (East)



Existing Section



# 8.0 Proposed Plans

## 8.1 Proposed Additional Units

The proposed scheme provides the following accommodation in line with London Design Standards:

Proposed Third Floor:

- 1 x 1B/2P: 50 sq.m. (Unit 3.01)
- 1 x 2B/2P: 63 sq.m. (Unit 3.02)

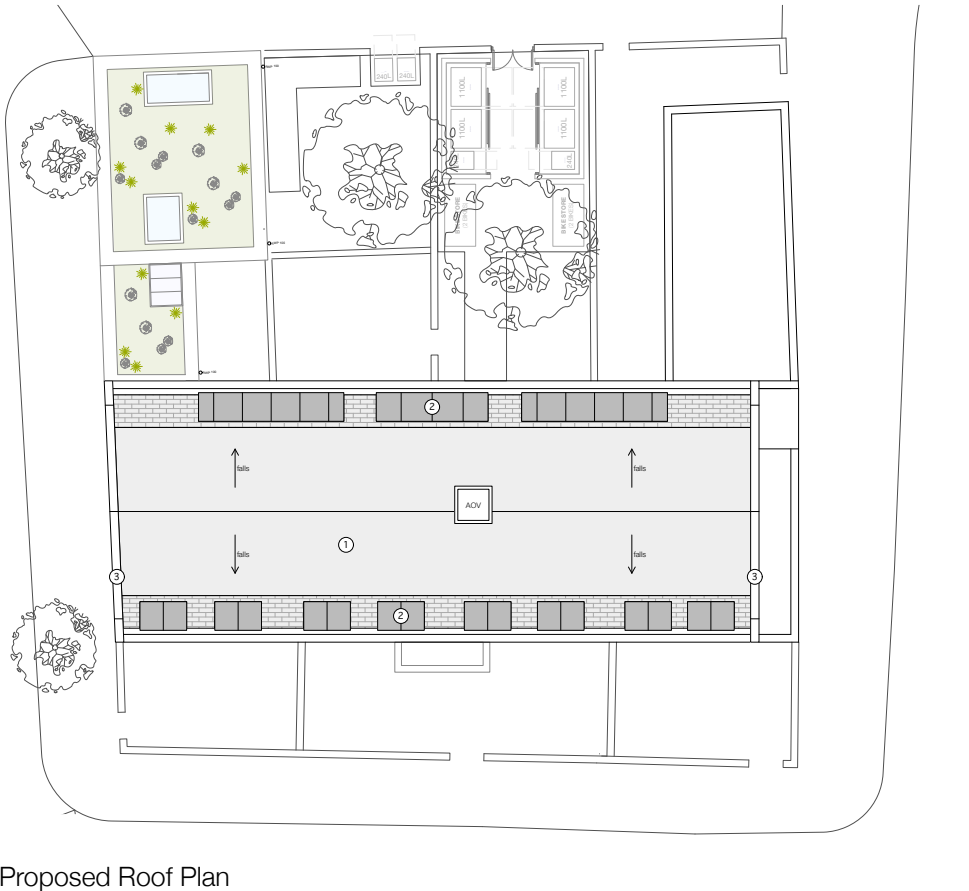
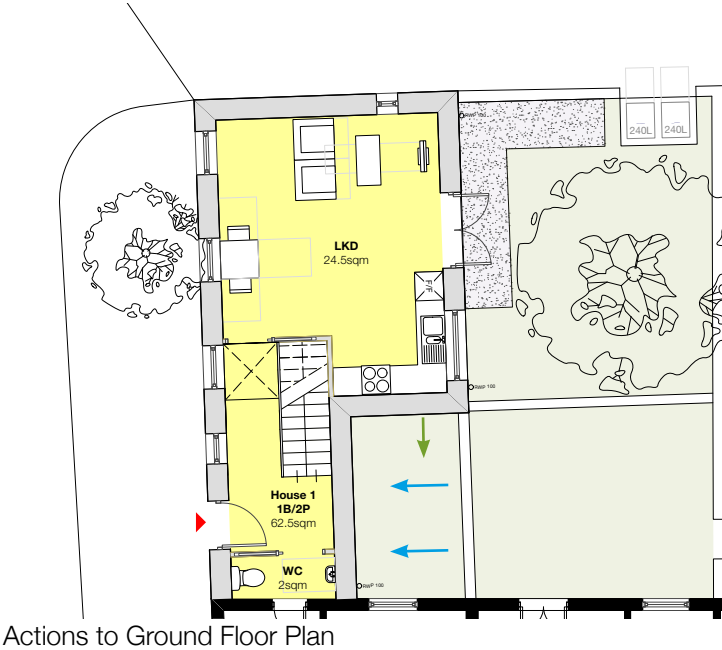
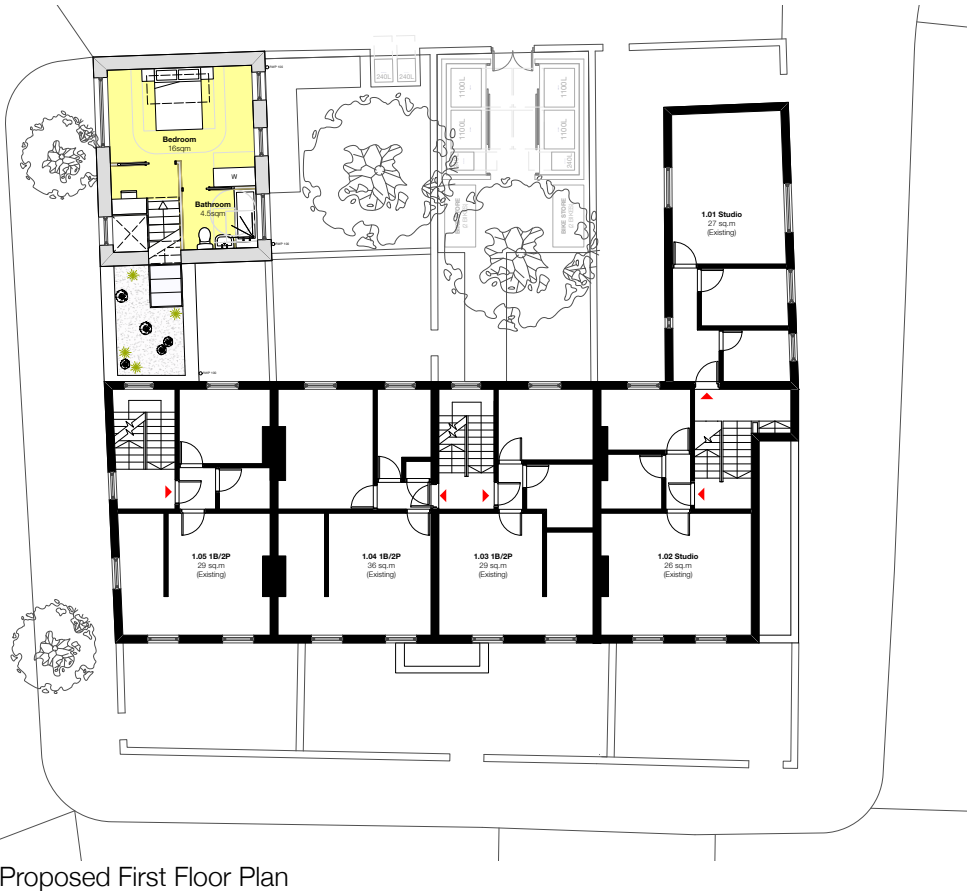
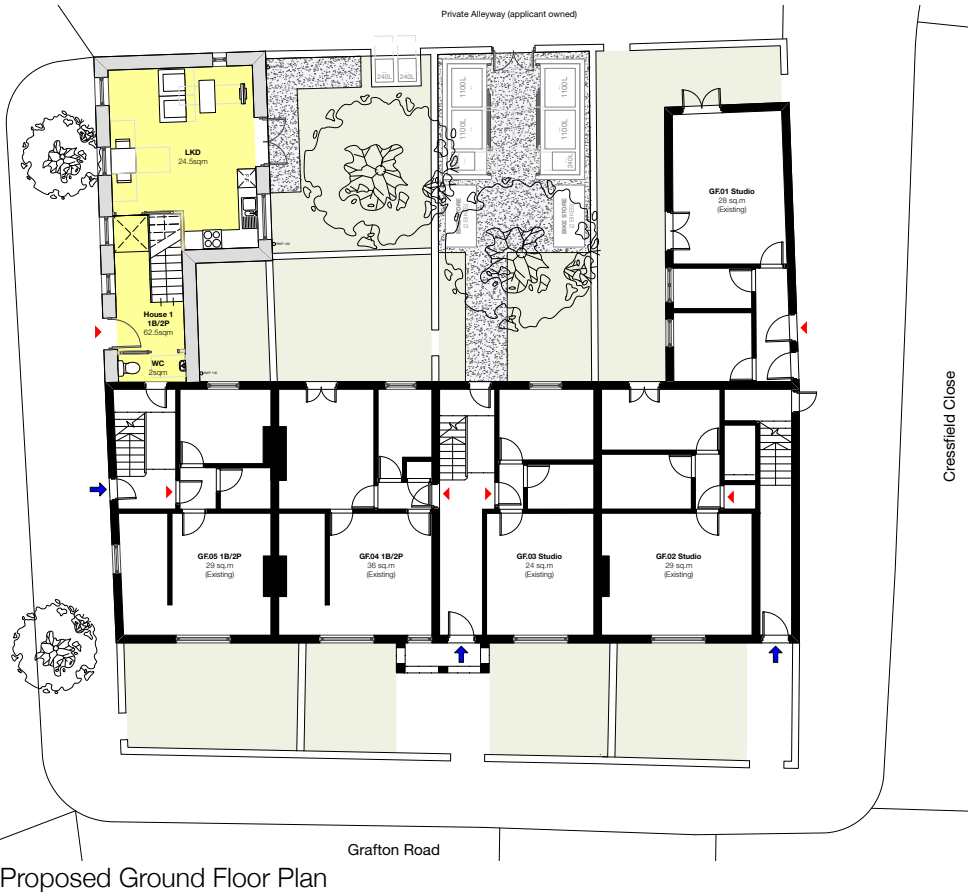
Proposed House (Grd & 1st):

- 1 x 1B/2B House: 61 sq.m.

In respect of the plan footprint for the house, we have explored extending the first floor section closer to the terrace, and then pulling the south wall further away from the window on the ground floor rear adjacent flat – see below.

All three of the new units proposed will be dual aspect.

A communal refuse and cycle store have been provided to the rear garden, which Camden LA can collect via the private alleyway to the rear of the site.



8.0 Proposed Elevations



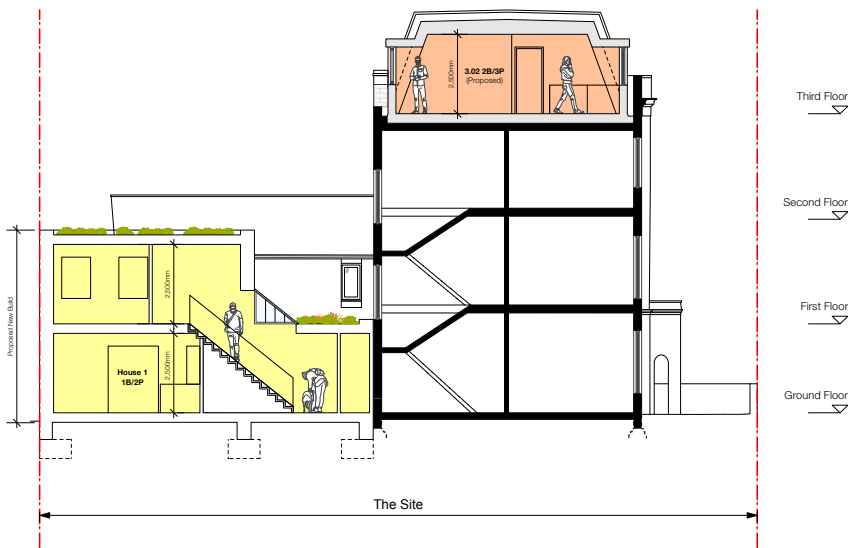
Proposed Front Elevation (West)



Proposed Side Elevation (North)



Proposed Rear Elevation (East)



Proposed Section



## 9.0 Scale and Massing

### 9.1 Scale and Massing

The new mansard roof extension responds to the pre-application feedback from the case officer at Camden LPA.

It has been suggested that a full-width mansard be adopted, with a slate tiles finish.

The proportions of the zinc clad dormer windows follow the fenestration pattern of the existing build below.



View of Mansard Rooftop Extension



## 9.0 Scale and Massing

### 9.2 Scale and Massing

The new house responds to the feedback from the case officer at Camden LPA.

The dwelling would be principally constructed with high quality brick. The dwelling would be constructed with a green roof. Construction of this building would likely require the removal of some existing trees in the rear garden.

The angled staircase enclosure would be constructed with contemporary glazing, and set back from the front elevation. A precedent image of a similar glazed enclosure was presented at the meeting (see below) and the principle of this type of enclosure is generally considered acceptable for this proposal.

Simple but high quality brick detailing has been provided to the elevations of the house, with a reconstituted stone plinth and stucco door frontage linking design elements back to the existing Georgian terrace.



View of the proposed House located within the rear gardens of the site



# 11.0 Materiality

The proposed materials for the scheme are composed as follows:

Mansard Roof Extension

Rear Houe



Proposed light colour brick fro new house with yellow mortar



Precast stone proposed for parts of the new house facade



Traditional slate mansard with zinc clad dormer



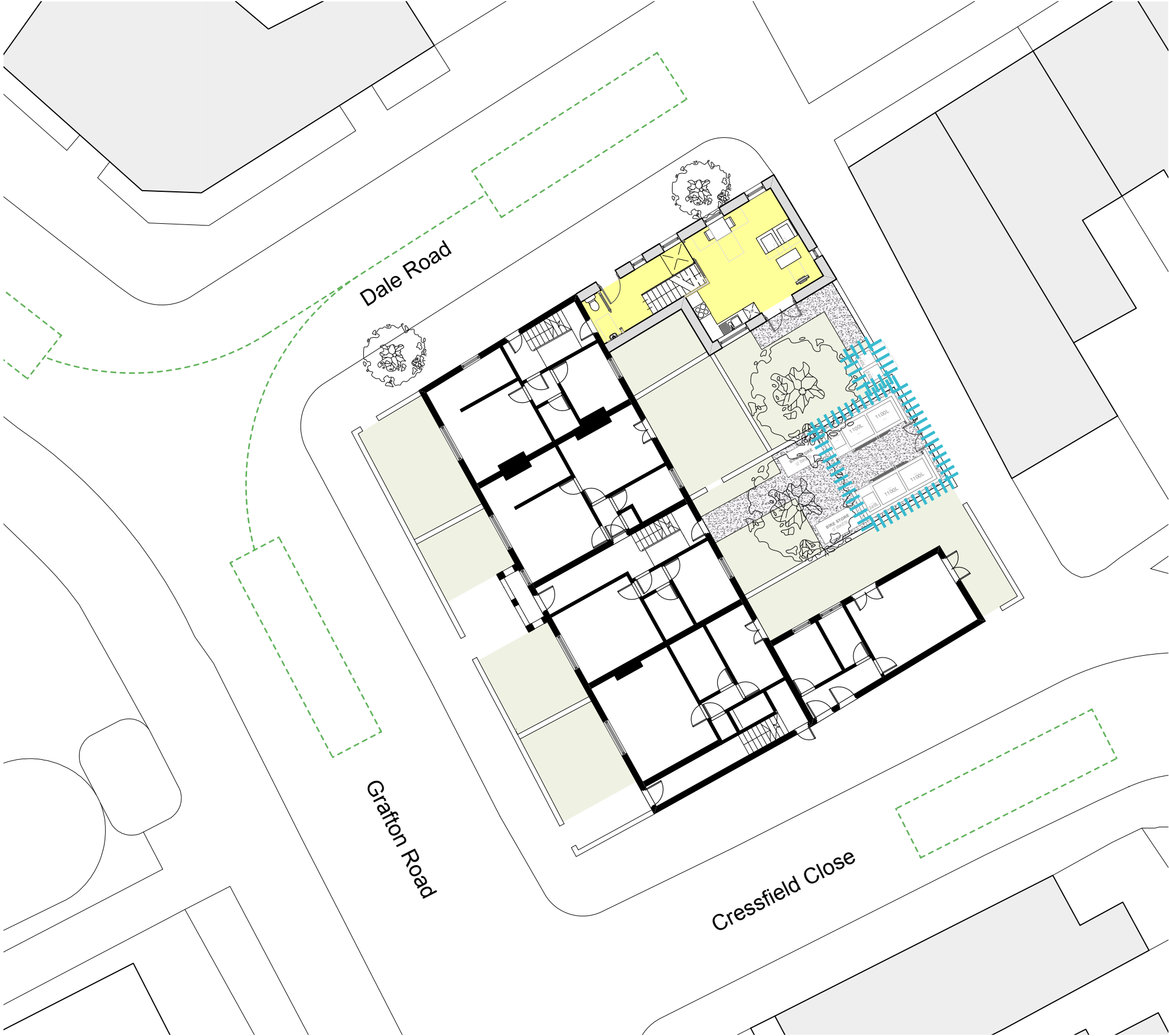
Glazed Stair Enclosure example by 31/44 Architects



# 12.0 Waste Management

The proposal includes a new storage facility within the communal rear garden, for general waste, dry recycling and food waste adequate for the existing and new dwellings of the main building in accordance with the Camden Local Plan Policy CC5 (Waste) and CPG (Design). The proposed new house has a separate storage area within it's private garden. Both facilities have street access through the existing alleyway to the rear of the existing building, which is currently open at the end on Dale Street and fenced off on the end leading to Crossfield Road.

The waste collection can be done from either Dale Road, where the refuse vehicle will have to reverse and turn back to Grafton Road, or from Crossfield Close as indicated in the drawing to the right.



Proposed Refuse Storage Areas



## 11.0 Conclusion

The proposed scheme provides additional units to the build with a traditional mansard roof extension which is common theme along the streetscene of Grafton Road.

The new build house within the rear garden of the site provides a modest architectural intervention that mimics the existing outrigger two storey extension to the south of the site.

Guidance from the pre-application meeting with Camden LPA has been followed and incorporated into the design.



