

0172 - 36 GRAFTON TERRACE

Roof Terrace – Design and Access Statement

March 2025

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01

Introduction

This Design & Access Statement has been prepared by The DHaus Company Ltd, in support of a planning application at 36 Grafton Terrace, Camden.

36 Grafton Terrace is located on a residential street in Kentish Town. The existing property dates back to the mid-19th century and is currently a private residential plot.

This application is for the addition of a roof terrace to the top floor of the house, the terrace will match the design of the neighbouring properties who also have roof terraces.

This report details the proposals.

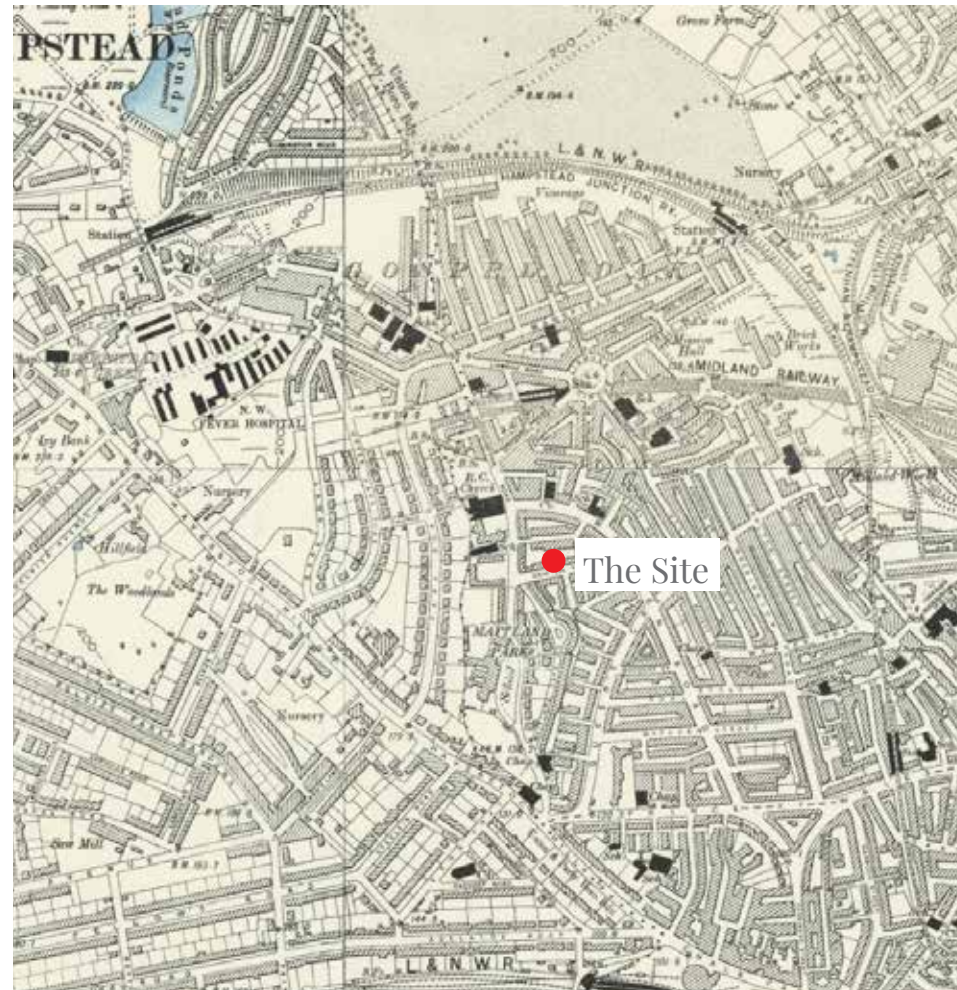
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Context & History

Grafton Terrace is located at the Northern edge of Kentish Town West, and is a residential road with buildings that date back to the mid-19th century. Once a rural settlement around the River Fleet, Kentish Town went through significant development in the early 19th century. Specifically in the 1840s and 1850s, there was a major development in buildings and railways.

Due to its connectivity, it became a major route heading North from London. During the developments of the Victorian era, large amounts of land were purchased to build the railway, which further aided in developing the surrounding area.

36 Grafton Terrace is not a listed building nor does it sit within a Conservation Area. Although it does sit in close proximity to 46 Grafton Terrace, which is a Grade II* listed building.



The site shown on a map of Kentish Town, 1900



Grafton Terrace, 1960



Map showing the site in relation to the Grade II* 46 Grafton Terrace

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The Site

Immediate Context

No. 36 Grafton Terrace sits within a close knit neighbourhood of residential mid-19th century buildings with access to private backyards.

Along Grafton Terrace, there are existing buildings with roof terraces next to 36 Grafton Terrace.



Aerial photo from South East



Aerial photo from North East

Existing Roof Terraces at
38 & 40 Grafton Terrace



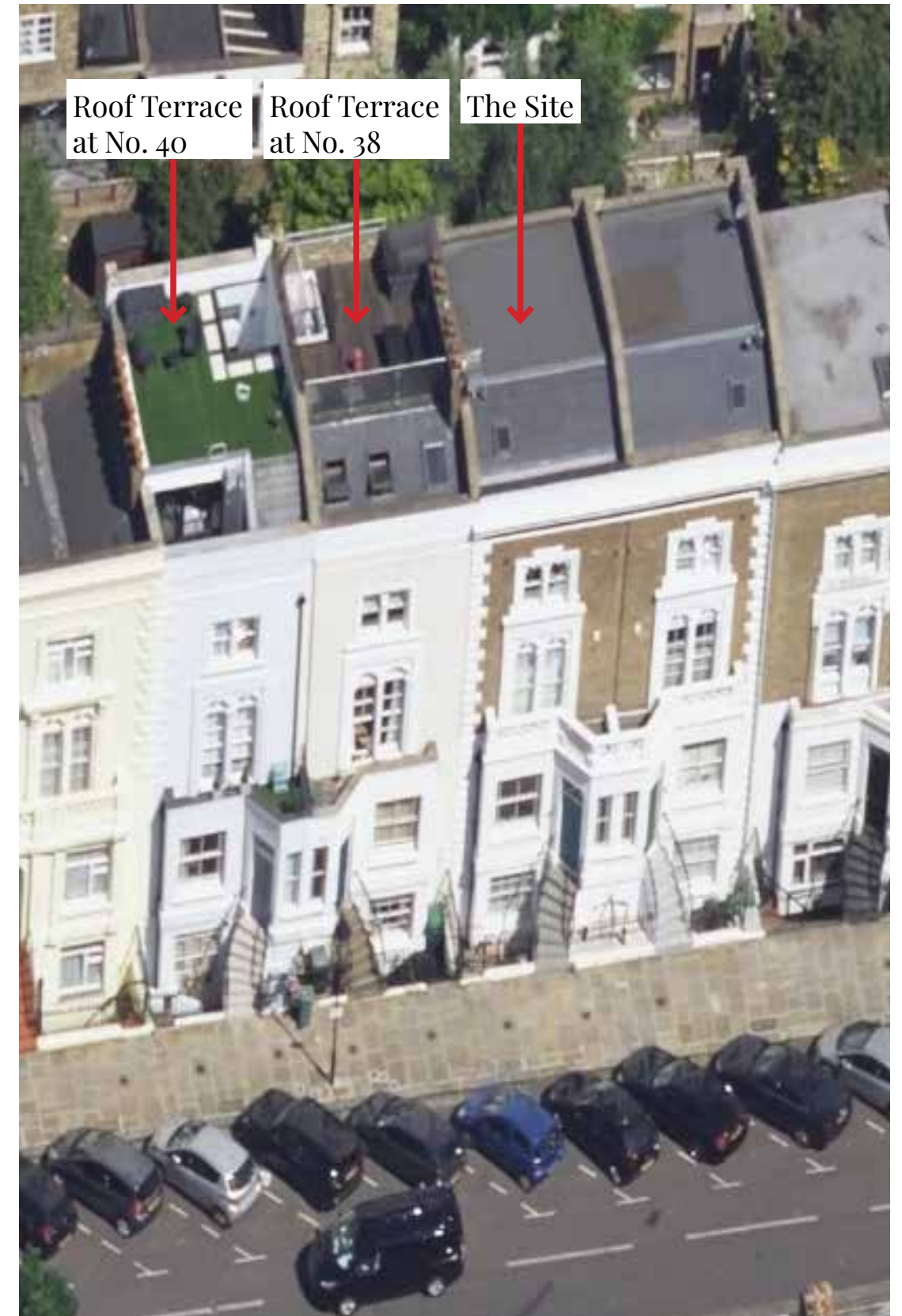
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The Site

Existing Site Photos



View from the garden to the rear facade of the main house



Birds eye view of the property with adjacent roof terraces

03

Existing Use

Current Layout

The existing building at 36 Grafton Terrace consists of 4 bedrooms, 4 bathrooms, a kitchen and dining area leading onto a garden at lower ground and a living room with a roof terrace at upper ground level

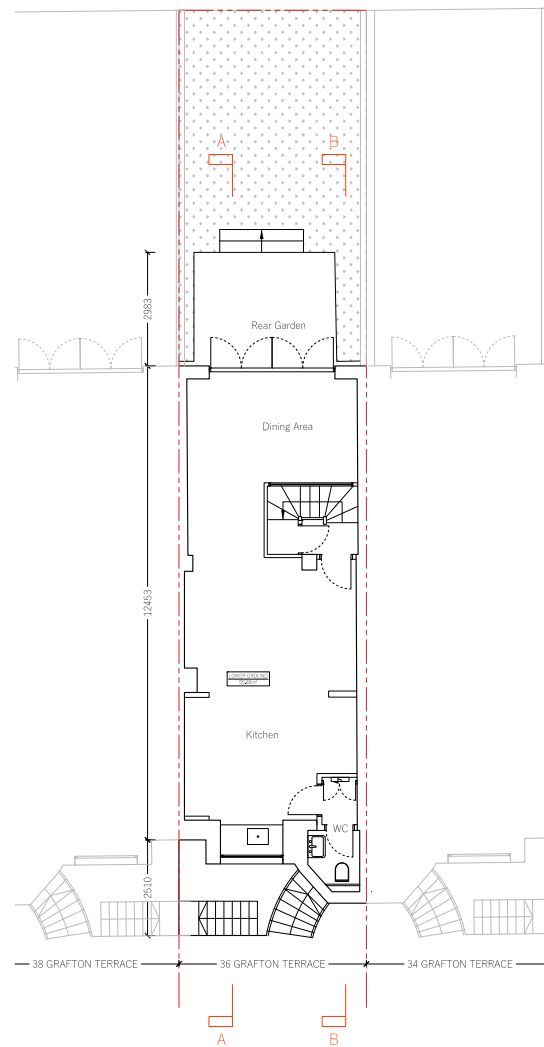
An area schedule of the existing scheme is shown below.

Existing Scheme Areas

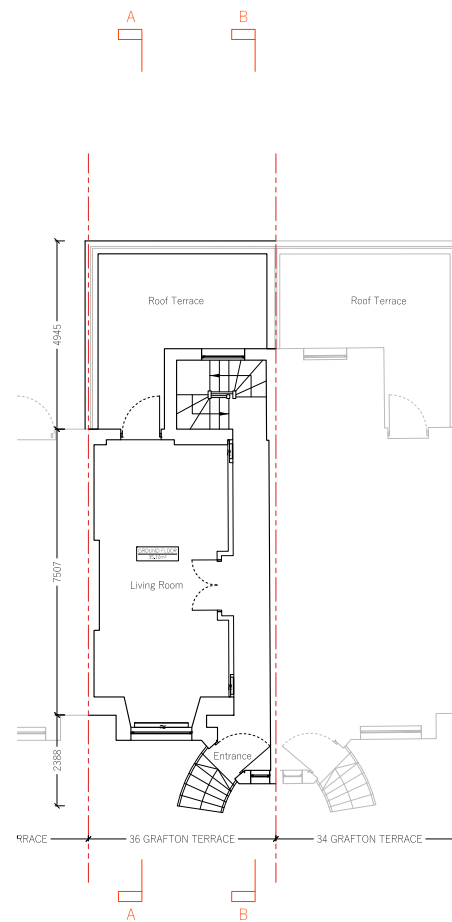
FLOOR	AREA (m²)
Lower Ground	55.75
Ground Floor	35.10
First Floor	32.58
Second Floor	29.78
Third Floor	29.38
TOTAL	182.59

04

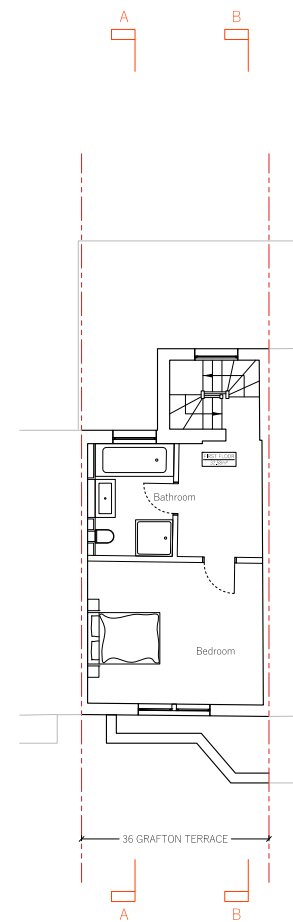
Existing Drawings - Plans



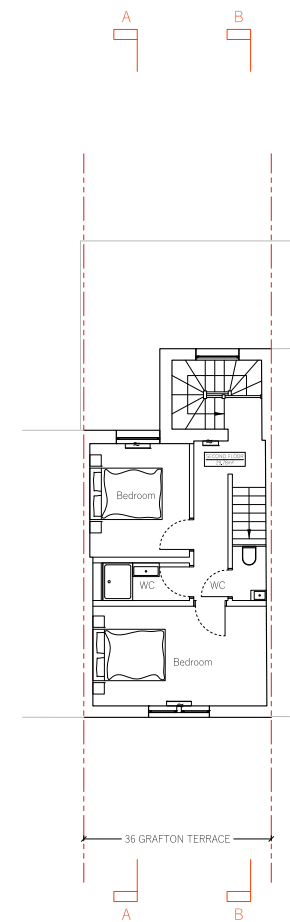
01
LOWER GROUND FLOOR



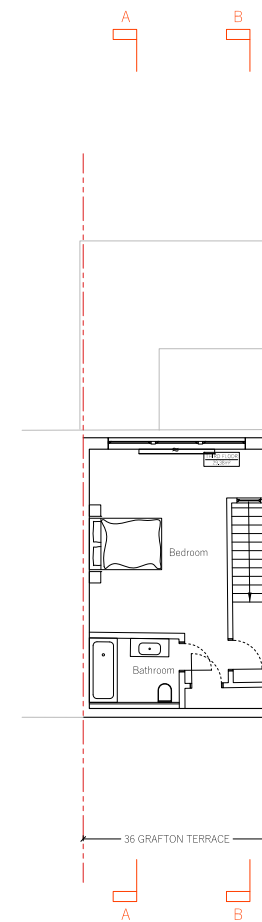
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UPPER GROUND FLOOR



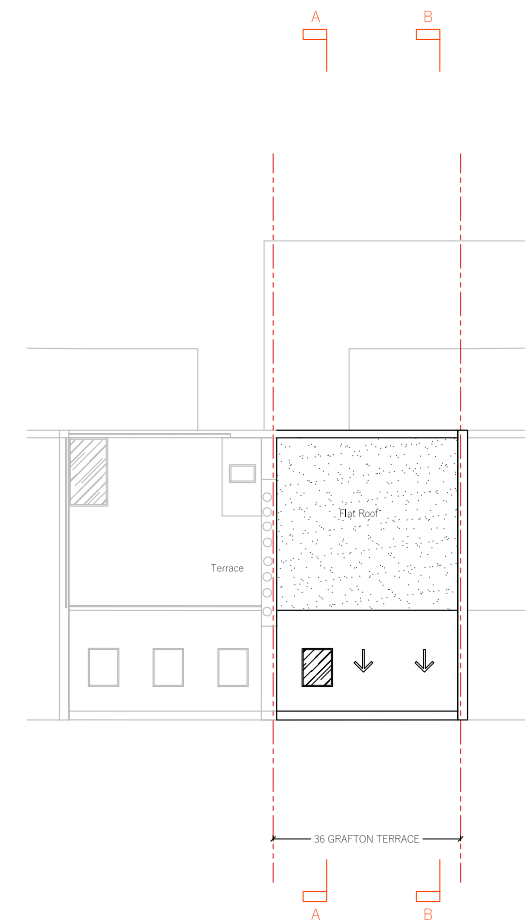
03
FIRST FLOOR



04
SECOND FLOOR



05
THIRD FLOOR

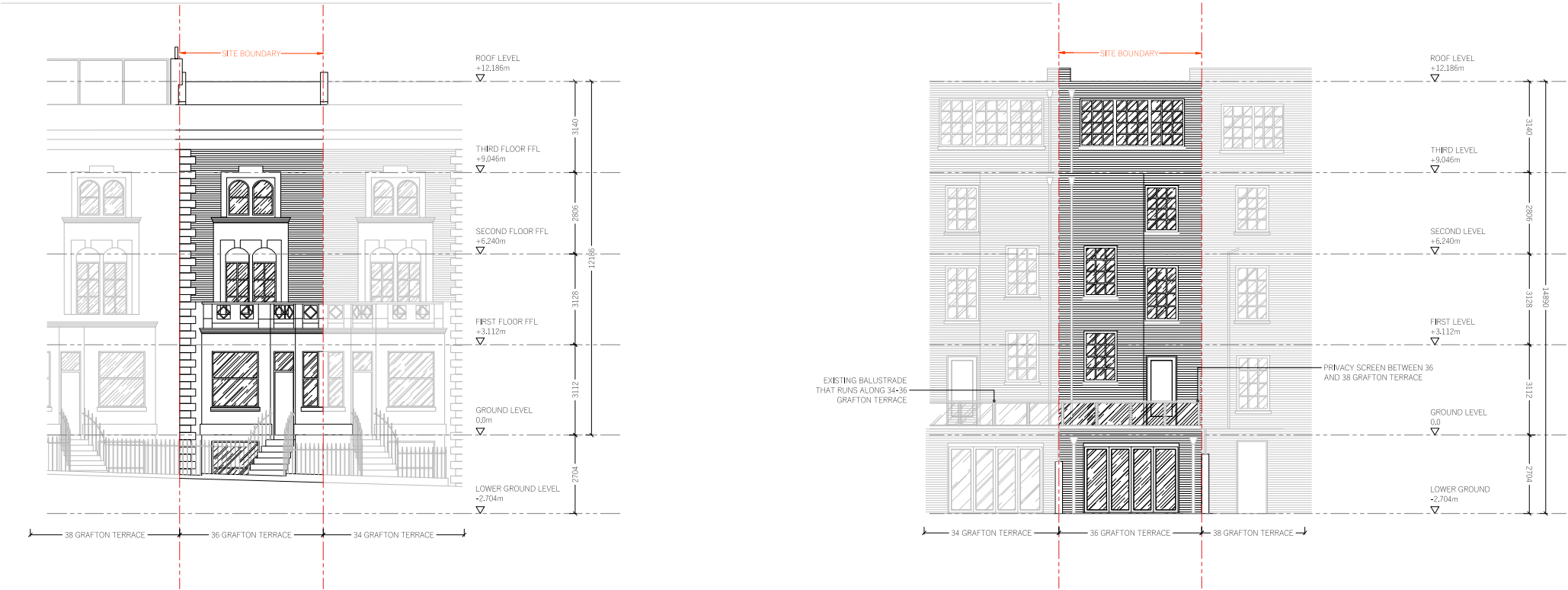


06
ROOF PLAN



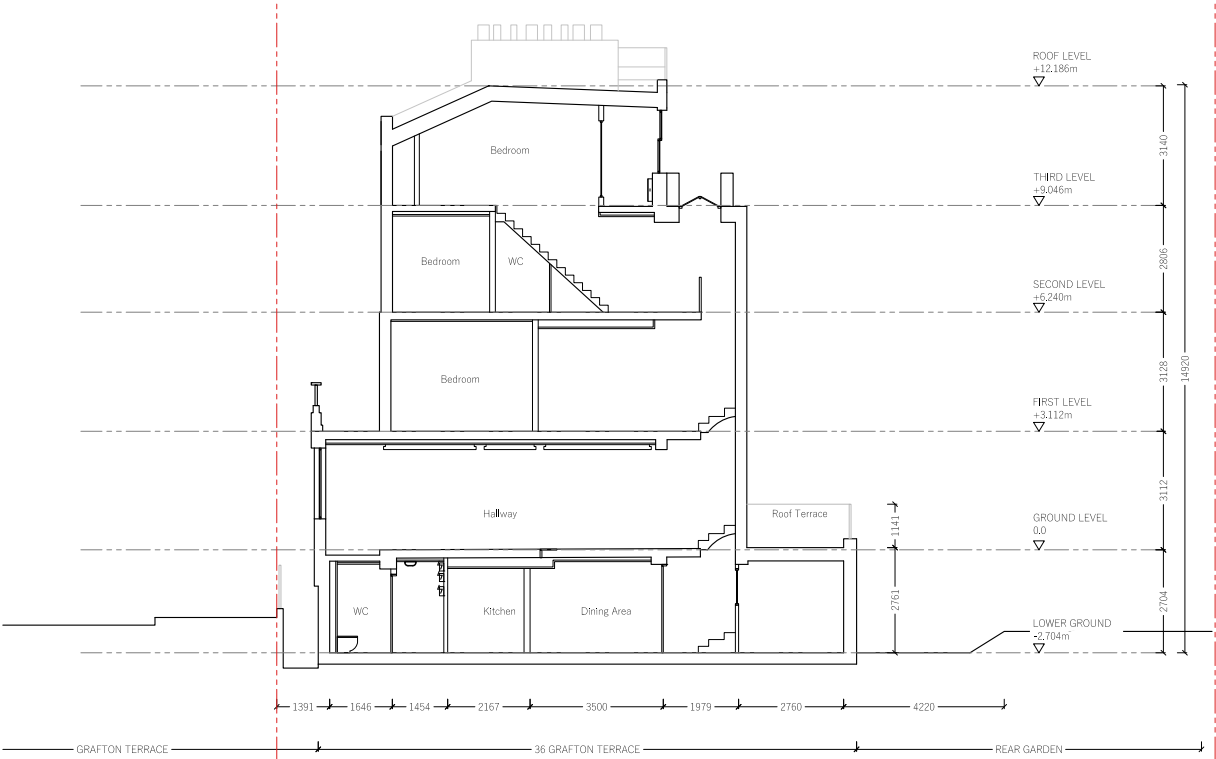
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Existing Drawings - Elevations & Sections

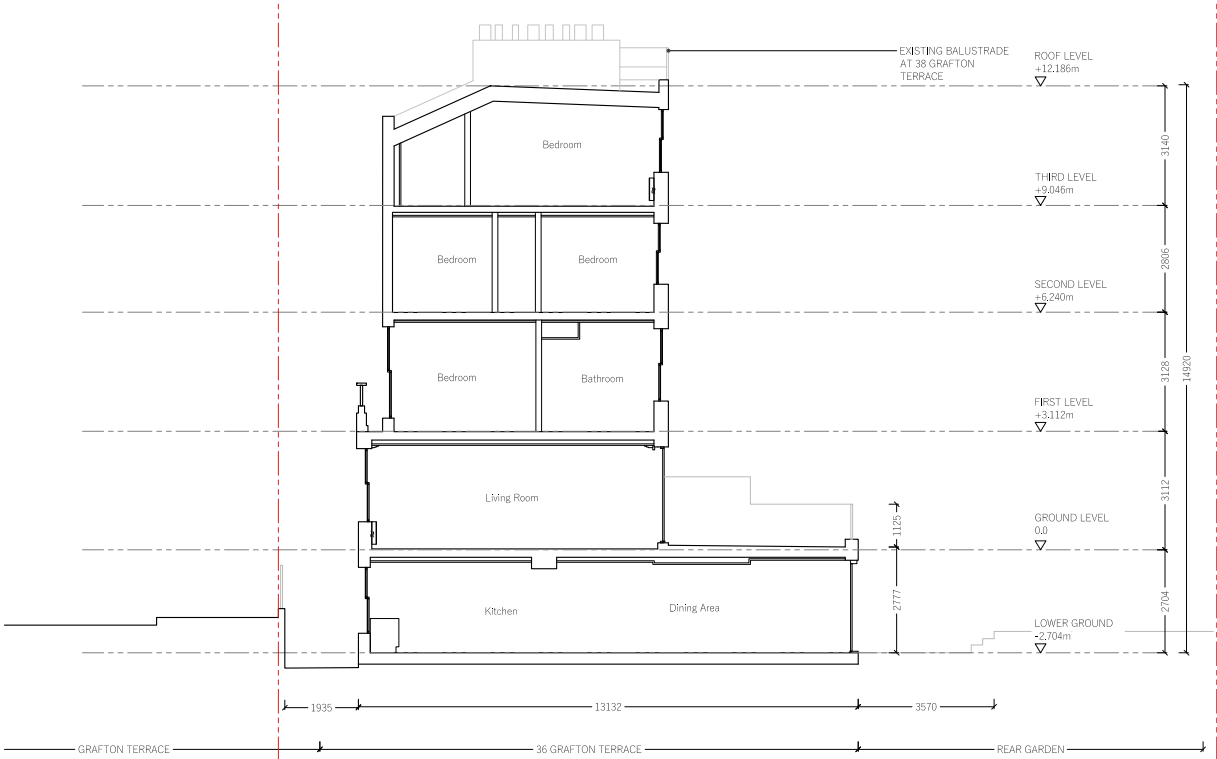


01
FRONT ELEVATION

02
REAR ELEVATION



03
SECTION AA



04
SECTION BB

05

Proposal

Proposed Use

We are proposing to create a new roof terrace that will sit on top of the existing roof structure, similar to those at 38 & 40 Grafton Terrace.

Changes to the Front Elevation

No changes to the front elevation.

Changes to the Rear Elevation

The parapet wall will be raised to be uniform in line with 38 Grafton Terrace.



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Proposal

Proposed Layout

The proposed layout remains unchanged on the all levels

The roof terrace will be built on top of the existing roof structure with improvements made to the roof structure where necessary.

We will not be making changes to the size or scale of the roof itself.

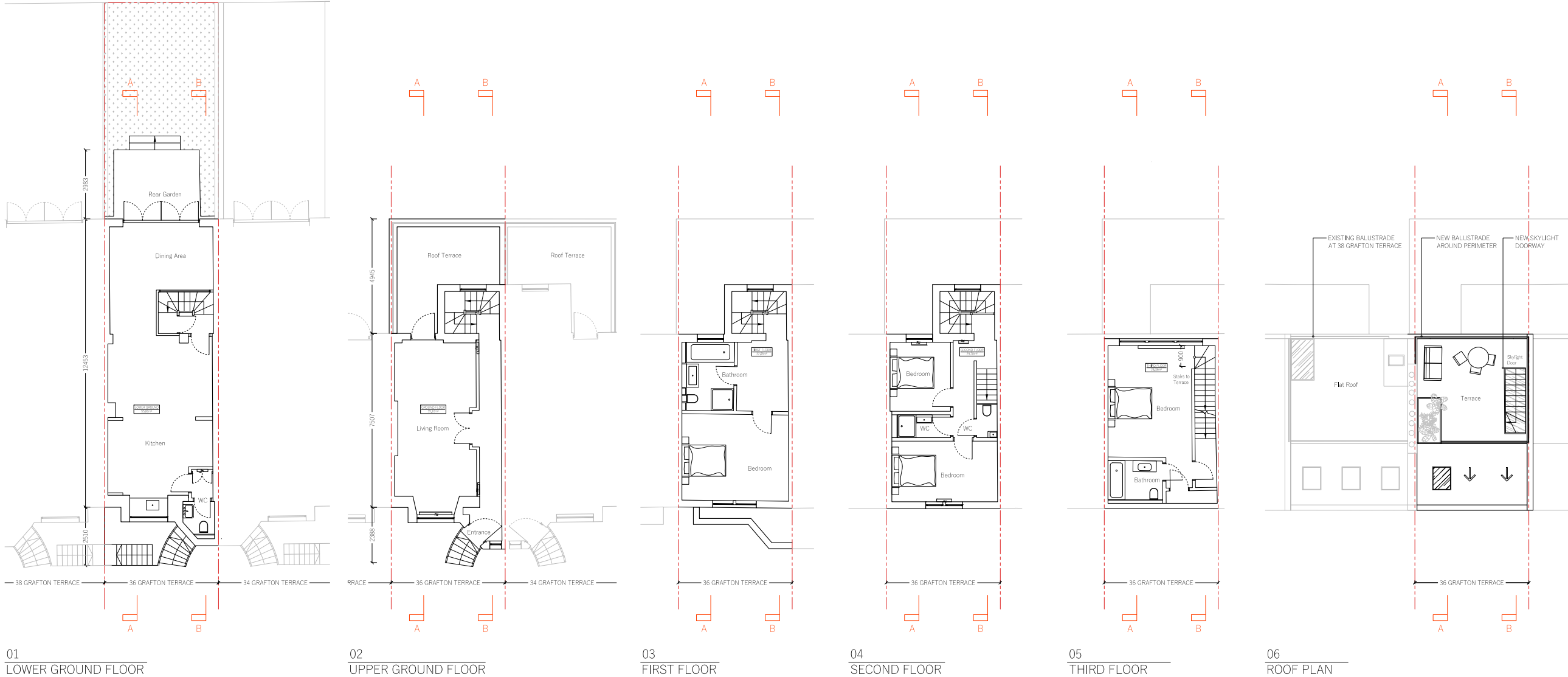
Proposed Area Schedule

A breakdown of scheme areas is shown in the table below.

FLOOR	AREA (m²)
Lower Ground	55.75
Ground Floor	35.10
First Floor	32.58
Second Floor	29.78
Third Floor	29.38
TOTAL	182.59

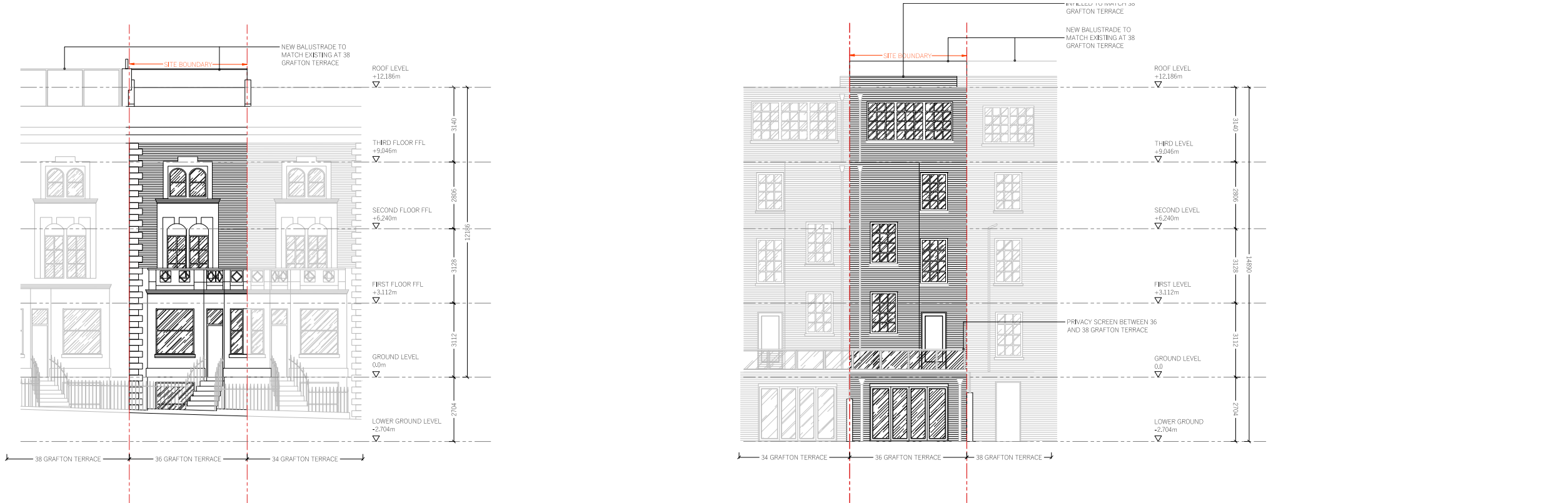
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Proposed Drawings - Plans



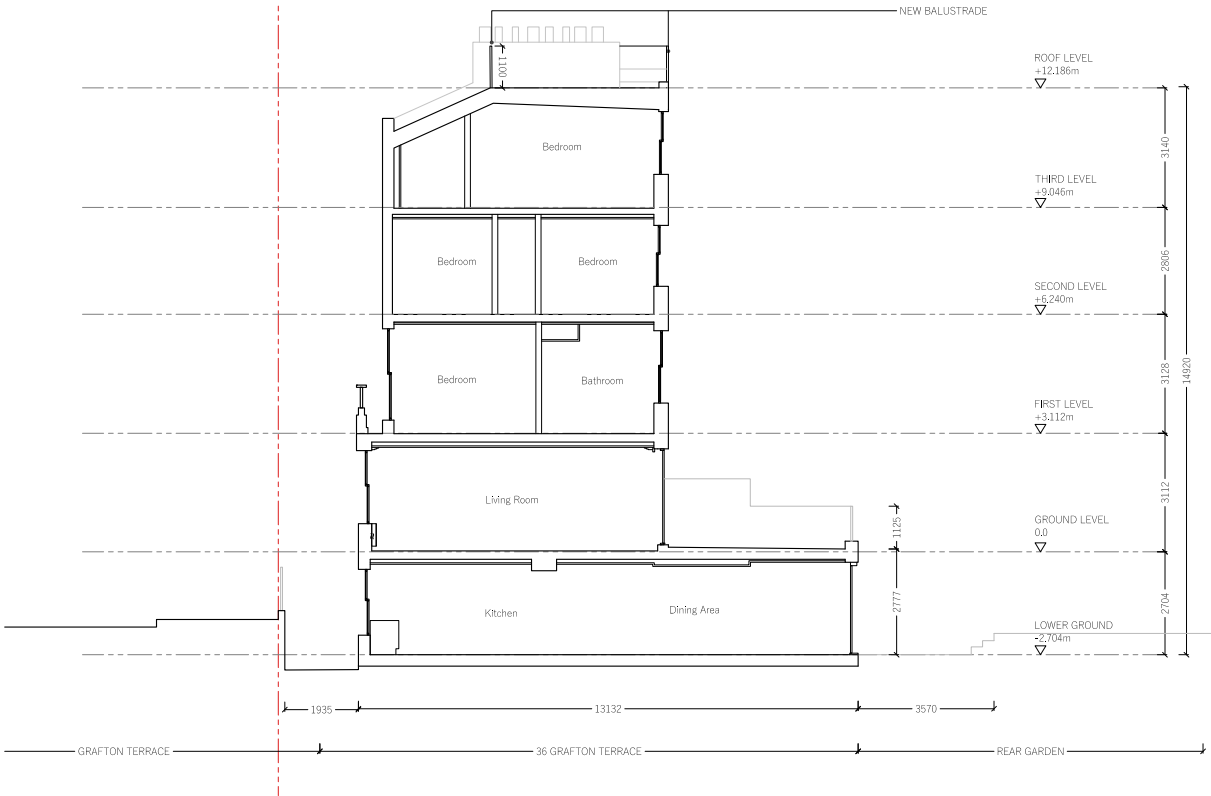
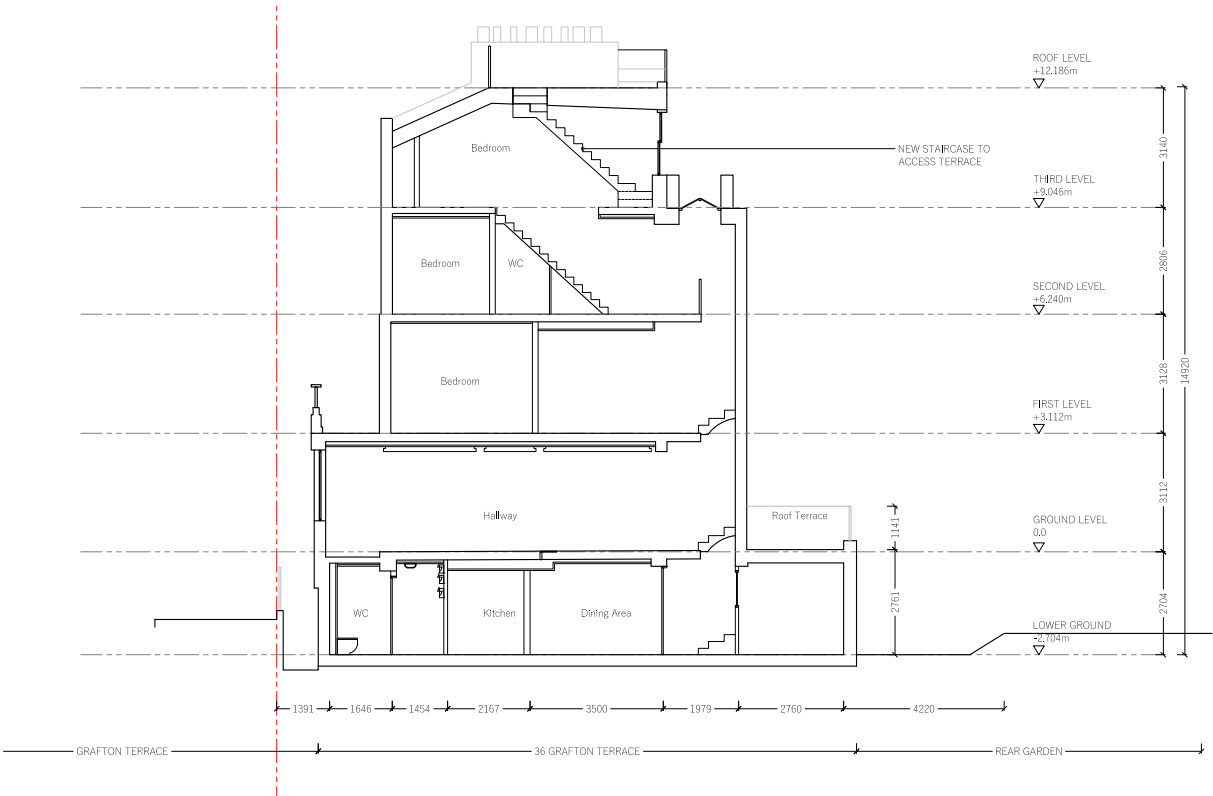
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Proposed Drawings - Elevations & Sections



01
FRONT ELEVATION

02
REAR ELEVATION



03
SECTION AA

04
SECTION BB

07

Further Considerations

Waste storage

A bin store for the property shall be installed within the kitchen on the lower ground floor, as well as a dedicated food bin.

Waste will stay in this location until it is taken onto the pavement on Grafton Terrace for collection by the Council.

Access

Main pedestrian access to the building will be directly from Grafton Terrace, as currently exists. All new corridors and spaces will comply with UK building regulations.

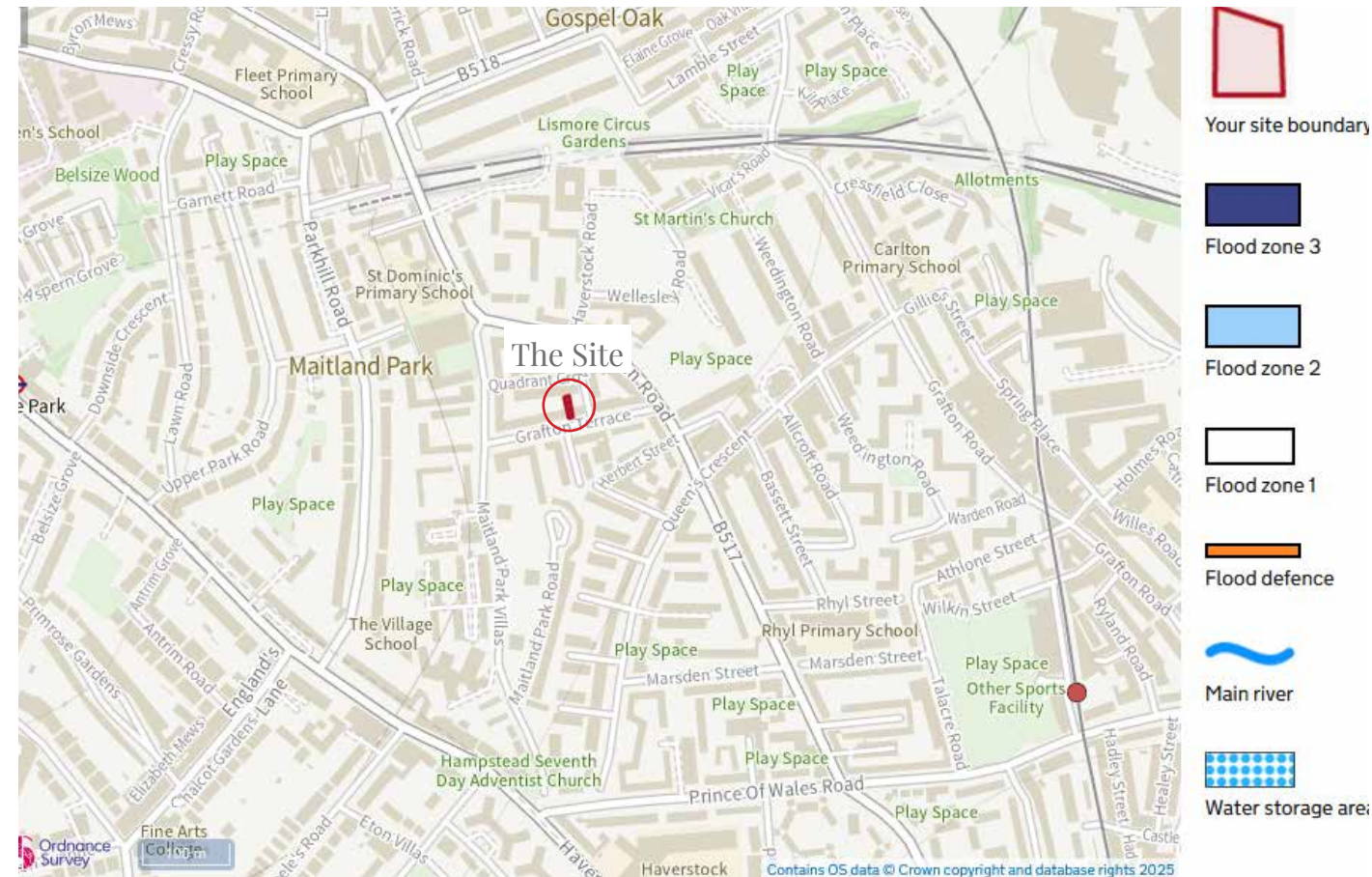
Flood Risk

The site is not within a flood risk zone, as can be seen from the flood map shown opposite.

Trees

The site does not sit within a Conservation Area. There are no planted trees on the street immediately facing Grafton Terrace.

Existing trees on the rear garden will not be affected by the refurbishment works. New areas of planters, both on the rear garden and the roof terrace, will improve the planting on site.



The site is not in a flood risk zone

07

Further Considerations

Sustainability

This refurbishment aims to achieve high environmental performance standards. Where possible, locally and responsibly sourced materials shall be used within the building structure and fabric. All timber shall be FSC certified.

All building fabric and glazing U values shall aim to have as high as thermal performance as possible, contributing to increase in the energy efficiency of the building.

The building will aim to maximise use of the existing materials and fabric, reusing as much waste material as possible.

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Conclusion

Conclusion

The proposal will offer improved amenity space to the residents of the building, the roof terrace mimicks the established roof terraces on the street and for these reasons we feel it should be supported.

Thank You!

