

Our Ref. 1726BA001

Date: 28<sup>th</sup> March 2025

## DESIGN STATEMENT

**PROPERTY: FLAT C, 186 GRAFTON ROAD, LONDON**

### Background

The application now being submitted is for changing a flat roof into a mansard roof with additional accommodation for the existing 2<sup>nd</sup> floor flat.

This is a simple extension to the upper dwelling to create additional upper floor accommodation consistent with all the properties in this vicinity both opposite and adjacent to the application property.



Queens Crescent street view of 186 Grafton Road

## 1.0 Location

- 1.1 The property is on the north east corner of the intersection of Grafton road and Queens Crescent, which are tertiary routes for traffic.
- 1.2 The property is 400 yards from the Kentish Town centre.
- 1.3 The property is set directly onto the pavement of Queens Crescent but inset with a garden from the Grafton Road frontage.
- 1.4 The existing property has a Ground, 1<sup>st</sup> & 2<sup>nd</sup> floors. There is no attic floor just a flat roof behind the raised roof parapet.
- 1.5 The original 3 storey terraced building had a shop and a residential studio dwelling on the ground floor with separate residential units on the upper two floors .
- 1.6 There is a school 400 yards to the North East, main line station 200 yards to the south and the main transport route of Kentish Town Road lies adjacent.

## 2.0 Topography

- 2.1 The site has the traditional terrace property topography, with the road and pavement on the same level adjacent to the ground floor with the 1<sup>st</sup> and second floor above.
- 2.2 Grafton Road slopes gently from north to south.

## 3.0 Character of Surrounding Properties

- 3.1 The surrounding properties have been built in terraced sections with predominantly four, and three stories. These terraces are fragmented surviving mid Victorian terrace sections of residential accommodation. The roof areas of this terrace has a fragmented profile now with 188 Grafton Road now having a roof terrace and part 3<sup>rd</sup> floor structure in its north east corner. Over the years the terrace has featured many alterations the essential character of the original terrace remains from most public views
- 3.2 To the west and east both buildings now feature recent mansard roof additions to create accommodation similar to that in these proposals.
- 3.3 The application seeks to harmonize the Queens Crescent frontage roof profiles with the buildings to the west and east that have recently had mansard roofs added.
- 3.4 The area is characterised by the tight urban grain.
- 3.5 N/A
- 3.6 On this application the visual continuity of the front facades remains balanced with the existing parapet wall retained.



186 Grafton Road Birds Eye View

#### **4.0 Planning Policy**

- 4.1 Below are referenced NPPF 2024 clauses which were held over in the July 2021 NPPF with only some minor numerical changes. The policies though remain materially the same.
- 4.2 The proposals for the front façade are designed to be visually sympathetic with previous approvals on the surrounding buildings to the east and west of the application site and are subservient to the host building.
- 4.3 The NPPF encourages proposals to maximise use of previously developed land which the proposals achieve as noted in para 4.2 above.
- 4.4 The NPPF encourages proposals to extend upwards if the proposals are no higher than neighbouring properties, as opposite to the west which informs the upwards extension that this application forms .
- 4.5 The NPPF seeks to ensure that where land is in short supply existing properties are to ensure they achieve the optimal potential. The application can be considered to achieve this as the upwards extension would not alter the character of the pre existing property and terrace, and without this proposed extension the upper floor could be considered incongruous within this overall urban grain.
- 4.6 N/A
- 4.7 In accordance with the NPPF the proposal will conform to the latest sustainability requirements of the building regulations and will therefore greatly enhance the sustainable credentials of this property further through enhanced thermal insulation which will reduce this buildings carbon footprint.
- 4.8 In accordance with the sustainable credentials of this proposal the NPPF empowers the Planning officers to approach decisions on this type of application in a positive and creative way at every level to seek approval of this type of sustainable development.
- 4.9 N/A
- 4.10 The proposals sought to effectively embrace LDF Core Strategy and Development Policies 2010 CS1 (Distribution of Growth) CS5 (Manage impact of growth) CS14 (Promoting high quality places and conserving our heritage) DP24 (Securing high quality design) DP25 (Conserving Camden's heritage) Camden Planning Guidance 2013 - CPG 1 (design) & CPG 6 (amenity).

#### **5.0 Condition Report on Existing Building**

- 5.1 The rebuilt building have a solid brick wall construction with timber floors which is completely structurally sound and could accommodate support for the dead & people loadings of new accommodation proposed.
- 5.2 As part of the proposals the reformed roof would have a U value of 0.2W/m<sup>2</sup>/K. This would substantially reduce the carbon footprint (as noted in 4.9above) of all the existing accommodation.

#### **6.0 Design Objectives**

- 6.1 To enhance the front façade and increase its visual compatibility of the surrounding buildings which already have mansard roofs.
- 6.2 To enhance the amenity value of the existing residential unit through increasing the internal floor area for an existing dwelling that has no external amenity space.
- 6.3 To ensure that the strategy embraces emphatically Government policy to reduce pressure on the Green Belt by maximising the potential of previously developed land & brown field sites, whilst respecting primary characteristics of the surrounding area and creating a design that enhances and improves the adjoining area.

## **7.0 Design Solution**

- 7.1 Taking all government directives and initiatives into account it is clear that a comprehensive mansard proposal is a well balanced proposal that is generously distance separated from all relative neighbours that could possibly be adversely impacted. Overall the proposals will thus have no adverse impacts o any surrounding or neighbouring properties due to the mansards being limited to the main buildings roof and set behind the original parapet wall lines.
- 7.2 The most visually significant features of Grafton Road are the front facades. Our design retains this features dominance with the mansard set behind the parapet to ensure subservience to the originating host buildings dominating form.

## **8.0 Access**

- 8.1 The site lies only 400 yards from the Kentish Town Road local Centre affording access by foot to these facilities, together with the associated bus, car, rail, tube and pedestrian links.
- 8.2 The proposed accommodation will all be accessed by the existing ground floor entrance door and common hallway. The private internal staircase is up to present day width requirements to facilitate ease of access to the upper floors.
- 8.3 The principle habitable rooms have been located in the heart of the new internal arrangement to maximise accessibility.

## **9.0 Landscaping**

- 9.1 The proposals had no external space associated with the existing accommodation, other than an access passageway which is maintained.

## **CONCLUSION**

This application addresses the need for the highest standards in the design of facades, together with improvements to the amenity and sustainability of the pre-existing accommodation.

**Donald Shearer ARB RIBA**