

DESIGN AND ACCESS STATEMENT November 2011
5 BEDROOM HOUSE - 218 GRAFTON ROAD, GOSPEL OAK NW5

1.0 THE PROCESS - ASSESSMENT

1.1 Physical Context

1.1.1 Description of the area and the houses

Grafton Road is a long north/south running road which stretches from Prince of Wales baths to the south to Gospel Oak at the north.

218, at the Gospel Oak end, is part of a Victorian 3 storey terrace containing 15 houses. Some of these have been converted into flats. Facing them on the other side of Grafton Road is a 4 storey 1970's slab block characterised by continuous private balconies. Another low rise modern housing development has been constructed in the close behind the property.

There is a large LCC type red brick school very close by as well as the City Farm and Queens Crescent Market.

1.1.2 Description of no.218 Grafton Road - Externally

218 Grafton Road was probably built around 1855 when West Kentish Town was developed in-between the older ribbon settlements such as Kentish Town Village and Haverstock Hill. It has 3 stories including a parapet on the front elevation. This hides the London roof form which is exposed at the rear (V shaped). The original rear elevation has yellow stock brickwork while the front is rendered and painted and has feature mouldings and cornicing around the windows. The render is rusticated on the ground floor and there is a small porch which has lost a lot of its original detail.

Looking at old drawings of the terrace the long single storey which extends out into the garden on the ground floor appears to be original and would have contained sculleries, kitchens and outbuildings. The present rendered structure looks like it may have been rebuilt on the footprint of the original (with the outside loo removed). It has a flat asphalt roof while the house opposite has a monopitch.

In 1989 the previous owner was given a retrospective approval for the second storey extension at the rear in which the main bathroom for the house is located (ref. PL/8802574/R2). This has a small rear window and is also rendered and painted white.

1.1.3 Description of no.218 Grafton Road - Internally

This is a 5 bedroom house. The owners have 3 children onder 16 living in the house permanently and another that stays intermittently. As a result the living accommodation on the ground floor is rather cramped which is why this extension is proposed.

1.2 Social and economic context

(how people in the locality will be affected by the proposal)

(contribution to local economy)

This section relates to larger planning proposals

1.3 Planning policy

1.3.1 Conservation Area Status

The property is not in a Conservation area. It is not listed.

1.3.2 Precedent

We understand that a similar but much larger single storey extension has recently received permission at 204 Grafton Road (ref. 2011/5014/R).

1.3.3 Camden Council planning documents

Camden Councils UDP and in particular Camden Planning Guidance 2006 for extensions alterations and conservatories. (Rear Extensions 19.12 - 19.18)

2.0 THE PROCESS - EVALUATION AND DESIGN

As we have stated previously, the ground floor accommodation is very tight. In particular the kitchen is very narrow and the addition of wall and full height units makes it feel very cramped.

We propose a side extension next to the kitchen. This will create a space for the table and allow the rest of the kitchen to be rationalised - a simple run of units down one side with a utility room at the end and an island unit in the middle.

We have gone for a lean-to glazed structure to provide maximum daylight and to mirror the form of the roof opposite (no. 216).

We have left a very small courtyard between the extension and the living room window. This allows the window to be retained and avoids a clumsy connection to the original house. It also avoids moving existing manholes and having to run the soil vent pipe internally.

A further advantage of this arrangement is that it pulls the structure away from next doors rear window (216). The low point of the roof structure is on the new boundary wall and is only marginally higher than the existing fence which is 1800mm high. Number 218 is on the north side of the boundary wall so there will be no issue of cutting out sunlight. Indeed this boundary wall could be very attractive from the neighbours point of view.

The materials proposed are white painted render, timber windows and doors and patent glazing. This should give the proposal a lightness and help fit in with the existing houses.

3.0 THE PROCESS - INVOLVEMENT

3.1 Consultation

3.1.1 Neighbours - no. 216. The owners have met with them and they have no objection to the proposal.

3.1.2 Planners - not consulted

4.0 USE

The use of the house will remain unchanged. The extra space will be used as additional living accommodation.

5.0 AMOUNT

The density of the area will be unchanged.

6.0 LAYOUT

The layout of the house will be little changed. It will simply allow a larger rear kitchen/dining area.

7.0 SCALE

The scale of the proposal is fairly modest and in keeping with the other houses of similar age in the area.

8.0 LANDSCAPING

The rear garden will be reorganised and have new planting. It will be more accessible with the new double doors proposed.

9.0 APPEARANCE

The side extension has been designed to fit in with the surrounding houses.

10.0 ACCESS

This is an existing private dwelling. Disabled or elderly accessibility improvements are therefore not a requirement.

The area is well served by local bus routes and Gospel Oak Station is close by.

This is an established residential area convenient for local amenities. There is a controlled parking zone in the area.