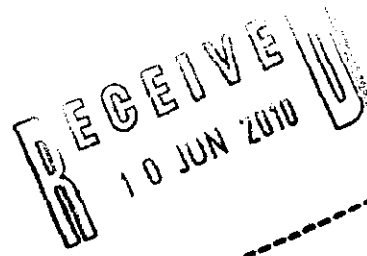


Flat B, 18 Grafton Terrace, NW5



Design and Access Statement

Flat B, 18 Grafton Terrace is a maisonette flat on the upper two floors of a flat fronted Victorian terraced 3 storey house in the Gospel Oak area, built in approximately 1880. The property is not in a Conservation area and currently stands in a poor state of repair.

The design proposal involves the addition of a roof extension/additional storey, of modern design, and built to the same height as the neighbouring extensions. The extension sits discreetly behind the high parapet of the original façade. The works proposed will also aim to enhance the historical elevation of the building, including replacement of the existing timber sash windows with new timber sashes and repair to the external brickwork and stucco.

A sustainable strategy is being adapted in the design, with the introduction of double-glazing, good thermal performance and the use of stained timber in the construction of the façade. There also exists the potential to install solar heating panels on the roof of the property.

The development of the rear façade involves alteration of an existing sash window opening to incorporate a set of French doors onto a new roof terrace as exists on many of the properties along the terrace.

There is no alteration to the access of the property in the proposal.