

Reference: C-D+A revision A

Design and Access statement for Flat 5, The Carlton, 73 Grafton Road

Application for planning consent for new window to flat 5 at third floor level.

Background and context: The Carlton is located on the corner of Grafton Road and Warden Road, facing south east to the bridge which carries the railway line across Grafton Road. On the north west and south west sides Carlton House is surrounded by the substantial 4-storey local authority blocks accessed from Weedington Road; on the north east side, on the opposite side of Grafton Road, is a mixture of commercial and residential 4 and 5 storey block buildings. The area is generally an eclectic mix of urban styles, dominated by the 1960's block architecture of the local authority blocks. The Victorian terrace housing which would once have lined Grafton Road and Warden Road was demolished long ago, the building is not listed, and the site is not within, nor visible from, a conservation area.

Building use: Carlton House was built in the mid 18th century as a public house. It was converted to residential use in 1997, to provide 5 flats. The roof and surrounding areas were rearranged to accommodate the top level Flat 5 within the former attic space.

Proposal: Flat 5 lies within the roof attic volume, with daylight generally provided by rooflights within the pitched roof, augmenting the limited light from two small high-cilled dormer windows. The living room is provided with three 600x450 rooflights and no dormer window.

It is proposed to create a new window to provide outlook and views to the living room. The window would be formed by setting back the eaves of the existing pitched roof to allow a window to be inserted behind the roof parapet. The parapet coping would be reduced in height to reduce any obstruction of sunlight and outlook to the new window. A planter would be formed behind the parapet wall, providing outlook and an opportunity for growing of small vegetables etc, the planter would be accessed and maintained by reaching through the window.

Impact of proposed alteration: the proposed window would provide views over public open space and would not compromise the privacy of surrounding properties or private gardens. The new window would be located on the south east side of the building, and would generally remain hidden in external view; distant views of the building, where the window might be more visible, are obstructed by the adjacent railway bridge and nearby mature trees. The new window would not change the plan form of the building.

Benefit to the building: the new window would provide an outlook into the surrounding streets, and relieve the cell-like containment of the living room currently lit only by high-level rooflights. The window would allow the entry of low elevation winter sunshine to provide warmth and light in the darker months.

Benefit to the community: the proposed window would improve the quality of residential accommodation; it would have no detrimental effect on the community .