

58 Grafton Road  
Kentish Town  
London  
NW5 3DY

*Design & Access Statement*

Arta Architectural  
Portland House  
51 Colney Hatch lane  
Muswell Hill  
London  
N10 1LJ

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### **Introduction**

The property is a three storey, mid terraced house sited on Grafton Road and lies within the Inkerman Conservation Area and is within a Controlled Parking Zone. The ground floor of the house is rented as a self contained apartment.

### **Proposal**

The proposal is the enlargement of the existing two floor maisonette to a three storey home by the addition of a mansard and first and second floor rear extensions. The proposal will add additional living space necessary for comfortable living by an extended family of several generations.

### **Mansard Extension**

Mansards are prevalent in the area and not all were built before the designation of the Inkerman Conservation Area status in 2004.

The roof feature is considered important to the special architectural character of the building and the character and appearance of the conservation area. To retain this appearance the design of the mansard is of a traditional mansard roof form to the front and rear with dormers. The terrace front and rear roof lines, butterfly parapet at rear and the front parapet are both retained by having a true mansard rising from behind the existing front and rear parapets. Thus the existing form of the parapets would be retained to the front and rear elevations in the new design.

### **Access**

The new design will not have an adverse effect on entry into the property.

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