

P. Buxton Associates
65 Princes Avenue
London N3 2DA
Tel: 07980447962/ 020 83461526
Fax: 020 8371 6625
E-mail:
cdb.buxtone@virgin.net

27th June 2009
My Ref: **GRAFTON/P/09/09**

Development Control Service
London Borough of Camden
Camden Town Hall
Judd Street
London WC1H 9JE

Dear Sir / Madam,

TOWN & COUNTRY PLANNING ACT 1990
RE: 19 Grafton Road NW5 3DX

On behalf of my client we enclose a full application for the following:

'Propose, Mansard Roof & Conversion of House into 3 Flats.'

Design & Access Statement

The property is a 3-storey, mid terraced house sited on Grafton Road and lies within a Conservation Area. It is well served by local transport links and is within close proximity to both train and underground stations.

The proposal is to convert the house into 3 flats and to include a mansard roof.

The proposed flats would exceed all the planning standard and UDP guidelines. The flats on the ground floor would be accessible developments that would allow them to be reached and used in particular by people with disabilities. All of the flats would provide direct access to their own amenity space and would have no adverse effect to the surrounding properties.

The proposal should be allowed as it strictly adheres to the guidelines as set out in both the UDP and the Supplementary Planning Guidance.

To summarise:

- It would increase the number of dwellings in Camden;
- The scale and type of residential accommodation being provided is appropriate to the site and area;
- The change would result in the provision of units which can help to meet local housing needs;
- The scheme will not adversely effect the amenities of nearby occupiers;
- The conversion of the dwelling into smaller units will help to increase the number of dwellings consistent with the overall housing target and to provide a greater variety of dwelling types and sizes in the borough;
- A ground floor flat of two bedrooms is provided with direct access to a garden space at ground level;
- The accommodation provided is adequate with respect to the size, shape and disposition of rooms in terms of function and design;
- Additional soundproofing and energy conservation measures over and above that required under the Building Regulations will be incorporated in the proposal;
- The extensions and additions do not prejudice daylight and sunlight to neighbouring buildings, or reduce the garden area to less than an acceptable minimum;
- Provides accommodation of adequate size and layout;

- Adequate amenity and garden space is provided;
- Conforms to the Council's security guidelines;
- Meets all other design standards, including requirements to provide sustainable development;
- Is of a scale and form that respects its locality;
- Will provide an appropriate density for the urban design context;
- Excellent public transport accessibility;
- Excellent availability of local services and facilities;
- High suitability of the accommodation for the prospective occupier and the necessary management arrangements;
- No impact on residential amenity;
- The design and appearance of the proposal is of a high standard, is appropriate to the overall streetscape, is well planned to make the best use of the site and respects the scale, form and character of its surroundings;
- The daylight and sunlight to nearby properties are safeguarded;
- No disturbance to the occupants of adjoining buildings whilst respecting their privacy;
- Adequate open space, and satisfactory aspect, daylight and sunlight to all parts of the development within the site is provided;
- Ease of access and use by all users is provided;
- A safe and secure environment is created;
- Environmental nuisance is avoided;
- Adequate refuse storage facilities are provided which are well designed in terms of function and appearance;
- Maximises walking, cycling and public transport use;
- Proposal acknowledges the most important elements of the urban context and create a positive and appropriate relationship with surrounding buildings and spaces;
- High quality design that reinforces building lines and has appropriate infilling of gaps;
- Appropriate windows and window arrangements to rear elevation;
- All alterations and extensions are sympathetic to the building and its surroundings;
- Appropriate landscaping is included;
- Well designed railings, boundary walls, steps and paving carefully chosen to relate in design to adjacent properties and to the street itself;
- The alterations and extensions respect the architectural character and detail of the original buildings;
- The use of traditional materials to match existing that are sympathetic to the character of the area, in terms of form and colour;
- The mansard will not be easily visible from any street level position or public area therefore would not be detrimental to the character or appearance of the area;
- The proposed 'dormer' windows would not be detrimental to the character or appearance of the area as they would also not be visible;
- The design of the extensions are compatible with the detailing and materials of the original building and conform with the main building in terms of scale, design and materials;
- The front boundary railings, boundary walls and traditional iron work are to be preserved;

The mansard has been carefully designed to blend with the original dwelling. It respects the neighbouring properties, site lines, issues of light and amenity currently enjoyed. The symmetry, height and proportions of the proposal have been carefully considered. The physical features with regards to materials for walls, roof and windows are to match existing as far as practically possible in shape, size and colour.

Referring to PPG3: Housing (*Creating mixed communities – influencing the type and size of housing*) it is recommended that local authorities should encourage the provision of housing to meet the needs of specific groups as in ours. They are also to provide for more intensive housing development in and around existing centres and close to public transport nodes.

Yours faithfully,

Christian Buxton **P. Buxton Associates**

