

Flat 1, 242 Grafton Road, London NW5 4AU
Design & Access Statement



Design Statement

General Description:

The proposal is to create an a single storey extension at lower ground floor level to create a new dining space and improved family kitchen. The building footprint replaces a large planter opposite the existing kitchen window (the planting will be redistributed elsewhere in the garden). The proposal includes an enlarged bike shed to allow for more storage for bikes and garden equipment. The design sets out to create an integrated architectural solution for the courtyard garden with materials flowing from cladding, to bench, to decking, to shed in a way that creates a cohesive architectural language within the courtyard. The construction will not be visible from the public realm apart from the roof of an upgraded shed at the far end of the garden.

Context & Description of existing property

242 Grafton Road is the site of the former Mitre Pub, The block was converted to residential some years ago. It is bounded on one side by a railway line, within a cutting. Access to the flat is via a large staircase that descends almost a storey from ground level to the main door to the flat.

Constraints

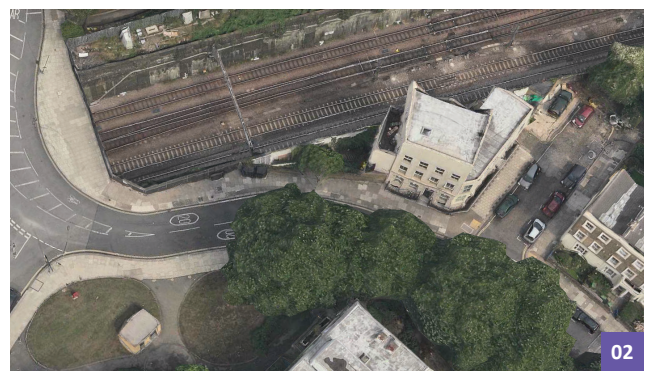
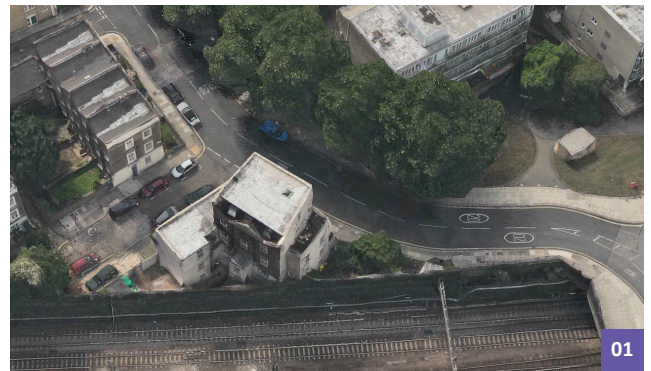
The site is not in conservation area and does not have an article 4 designation. As this property is a flat it does not have any permitted development rights.

Land Use

The site is part of the curtilage of Flat 1. It has a residential use class of C3.

Consultation

The clients have consulted with the freeholder about the development in principle and the freeholders have encouraged this application.



01 Aerial view of the Mitre Pub looking south 02 Aerial view of the Mitre Pub looking north 03 View down towards the flat from the top of the access stair.

Design in detail

The height of the extension is 1.05m above ground level, as the site is partly sunken. There are 3 windows: a clerestory to the decked area, a door-light over the main entrance and an open-able window onto the stairway. There is a large triple glazed roof-light over the kitchen sink area at the point that the extension meets the existing building. The dining area connects back to the kitchen through an enlarged opening and provides views onto the side stair. The loss of the window to the existing bathroom is mitigated by using a sun tube to direct sky light down and behind a new piece of frosted glass.

The predominant materials are white stained larch, glass and sedum. The white stained larch will make the tone of the building similar to the white painted render of the main building. The roof will be planted out with alpine sedums that will provide a garden view from the upstairs flat.

Private Amenity Space

There is a reduction of garden space, but the space being used is not currently functional as amenity space as it is taken up by a large planter. It is proposed to be compensated by making a more functional and higher quality courtyard, which will be well connected to the new extension. The foot print of the extension is 20m² GEA and the garden area is 60m²

Neighbor Amenity

The positioning of the extension will have no effect on daylight or sunlight to neighboring properties by virtue of being sunk into the ground. There will be no loss of privacy or increased overlooking as the sedum roof cannot be walked on. There will be no increase in sense of enclosure or sense of overbearing to neighbors due to the positioning of the mass only 1.05m above the predominant ground level

Trees & landscaping

There are no protected trees effected by the application within or immediately adjacent to the site. There is an existing small tree on-site, approximately 4m tall that will be retained

Accessibility

The accessibility for the flat is made difficult by of the



04 View of entrance to flat from garden upper level 05 The long planter to the left hand side of the main access stair 06 View from main entrance door to the flat up to the garden area, large planter on the left.

existing access stair, though this does not present an issue to the young family that owns the flat. The Private amenity area will be improved material upgrades and by a more direct relationship between the accommodation and the garden.

Refuse

There will be no effect on refuse provision

Highways & Transportation

There is no effect on existing highways or transport infrastructure.

Drawings Enclosed

- P-001 Location
- P-100 Plans Existing
- P-101 Plans Proposed
- P-102 Plan 01 Proposed
- P-300 Sections Existing 01
- P-301 Sections Existing 02
- P-302 Sections Proposed 01
- P-303 Sections Proposed 02
- P-400 3D illustration



07 Example of a variegated sedum roof