



**APPLICATION FOR PLANNING PERMISSION FOR:**

ERECTION OF A ROOF EXTENSION AT THIRD FLOOR LEVEL TO ALLOW FOR ADDITIONAL ACCOMMODATION WITHIN, WITH ROOF TERRACE TO THE FRONT, ALONG WITH ERECTION OF A SECOND FLOOR REAR EXTENSION TO THE CLOSET WING WITH ROOF TERRACE ABOVE.

40b Grafton Terrace, NW5 4HY

1.00 - INTRODUCTION

This Design and Access Statement has been prepared to assist with the planning process in respect of the proposed development; 'ERECTION OF A ROOF EXTENSION AT THIRD FLOOR LEVEL TO ALLOW FOR ADDITIONAL ACCOMMODATION WITHIN, WITH ROOF TERRACE TO THE FRONT, ALONG WITH ERECTION OF A SECOND FLOOR REAR EXTENSION TO THE CLOSET WING WITH ROOF TERRACE ABOVE' at no.40b Grafton Terrace, NW5 4HY. The property is currently in use as a residential unit (Class C3) and the proposal seeks to retain this use, allowing for additional accommodation within. The new roof extension and roof terrace will be set behind the existing front parapet wall and will be partially concealed behind this existing front wall.

2.00 - LOCATION AND EXISTING USE

No.40b Grafton Terrace is part of a block of Victorian 4 storey terraced properties, and is a mid-terrace property adjoining no.38 and no.42. The property is not listed and does not sit within a conservation area. The unusual front elevations are book matched in their facades along Grafton Terrace, no.40 being coupled with no.38. The property is currently in use as a residential unit (Class C3) and the proposal seeks to retain this use, allowing for additional accommodation within.

3.00 - PROPOSED DEVELOPMENT\_LAYOUT AND USE

Our applications seeks approval for the extension at roof level, to allow for an additional third floor level with additional accommodation within along with extension to the existing rear closet wing to allow for new bathroom to be accommodated at second floor level, along with minor interior alterations. The proposed roof extension will allow for the addition of a new double bedroom with ensuite and small roof terrace to the front elevation, hidden behind the existing high parapet wall.

The proposed alterations are inline with the proposed works to no.40's book-matched neighbour no.38, which received approval for a roof extension and new second floor level to the rear closet wing on the 15th May 2013.



#### 4.00 - SCALE OF THE DEVELOPMENT

The scale of the development is in keeping with the existing (and proposed) urban context. Along Grafton Terrace, it is evident that several of the existing terraced properties have undergone similar works or have achieved planning approval to carry out such works. That is: allowing for the addition of a new floor level by erection of a roof extension, along with an additional storey at second floor level to the rear closet wing. Of the 16 book-matched terraced properties sitting in one block along Grafton Terrace, 11 out of the 16 book-matched terraces, have already undergone alterations or received planning approval to carry out a roof extension. Please refer to the planning approvals listed below for further clarification.

No.38 (book-matched with no.40) has also received approval for a roof extension and additional floor level to the rear closet wing as stated above. Approval for these works was received on the 15th May 2013.

The 11 properties where alterations have or are proposed to be carried out include nos.30,32,34,36,38,44,46,52,54,58,60;

2013/0611/P - 38 Grafton Terrace London NW5 4HY - Granted 15-05-2013; Erection of mansard-style roof extension with sheer rear elevation and associated alterations to rear facade, and erection of second floor rear extension to closet wing of dwelling house (Class C3).

17291 - 30 Grafton Terrace, N.W.5. - Granted - 05-09-1973; The erection of a roof extension at 30 Grafton Terrace, N.W.5., to provide extra living accommodation for the existing house.

2013/0373/P - 34-36 Grafton Terrace London NW5 4HY - Granted - 03-04-2013; Conversion of existing maisonettes into two 5 storey terrace houses (Class C3) with extensions at rear basement, second floor and loft level. Installation of decorative balustrades at first floor level of front elevation.

2008/3476/P - 34-36 Grafton Terrace London NW5 4HY - Granted - 21-08-2008; Erection of roof extension to No. 34 to provide additional room to the dwelling house.

21984 - 36 Grafton Terrace, N.W.5 - Conditional - 08-12-1975 (Granted with conditions); Erection of a roof extension to provide an additional habitable room, with access from the roof terrace of No.34 Grafton Terrace.

16860 - 44 Grafton Terrace, N.W.5. - Conditional - 04-07-1973 (Granted with conditions); Change of use of 44 Grafton Terrace, N.W.5. into 3 self-contained units including works of conversion and the addition of a roof extension and conservatory at rear.

Both No.32 and No. 46 have had a small roof extension undertaken, along with no.54 which has had a full mansard roof extension carried out, as is evident from image A, taken from bing maps.

16885 - 52 Grafton Terrace, NW3 - Conditional - 18-06-1973 (Granted with conditions); Change of use of 52 Grafton Terrace, NW3 into three flats and one maisonette, including works of conversion and the erection of an additional storey to provide an additional living room and an addition to the rear extension at first floor level.

2014/2079/P - 58 Grafton Terrace London NW5 4HY - Granted - 01-07-2014; Erection of a roof extension with inset roof terrace at the front, including the associated alterations to chimney stack.



34113 - 60 Grafton Terrace, NW5 - Conditional - 29-06-1982 (Granted with conditions); The erection of a roof extension with roof terrace to provide an additional habitable room for the upper maisonette.

From the most recent approval granted for a roof extension at no.58, the Officer's delegated Report for approval of a erection of a Roof Extension with inset roof terrace to the front, clearly states; 'There are 17 houses within the terrace of which 7 retain their valley roof form 9 have roof extensions and 1 has no extension. Some of the roof extensions dating back to the 1970's & more recently May 2013. The extensions are of varied design with no cohesion; pitched roof plus rooflights, full-width roof terrace at the front and small inset roof terrace; plus pitch and flat roof. It is considered that given the existing roof extensions, which vary in size, design and form plus the differing heights and parapet lines of properties within the terrace, the principle of the proposed extension is acceptable owing to the lack of uniformity of roof extensions design in the terrace group. At the rear, the roof extensions are largely vertical, with projection of the rear flank wall to the roof apex. At no.32 however, the rear elevation is pitched and glazed. It is noted that the window openings in the rear flank walls are of varied sizes and detail design.....Houses nos. 30, 32, 34, 36, 44, 46, 52, 54 & 60 have roof extensions some of which dates from the early 1970's.'

No.38 and no.58 are both additional approvals to the above that have been recently granted.

#### 5.00 - EXTERNAL APPEARANCE

The external appearance of the development is in keeping with the current site and area context. The proposed extension to no.40b will be raised to the rear elevation in materials matching the existing rear facade exactly and will match the height of the new approved parapet wall to no.38's roof extension. The front elevation will be pitched, inline with the approval granted to no.38 and set behind the existing high level parapet wall to the front elevation. The roof terrace will be fully concealed by the existing parapet wall to the front, as is evident via Section CC in the drawings enclosed. The parapet of the party walls, between no.38 and no.42 will be raised as required to allow for the new roof extension. Approval has already been granted to raise the existing party wall at roof level between no.38 and no.40, as per planning approval - 2013/0611/P.

Please also refer to the Proposed Drawings enclosed for further information regarding proposed materials.

#### 6.00 - ACCESS & PARKING

The access and parking facilities to the existing property will remain unchanged.

#### 7.00 - REFUSE & RECYCLING

No change proposed.

#### 8.00 - LANDSCAPE STRATEGY

No change proposed.



## 9.00 - SUSTAINABILITY

The proposed development is in accordance with local policy as regards roof extensions. The development will be carried out in accordance with the latest Approved Building Regulation Documents, to ensure the optimum thermal U-Values are achieved for refurbishment and extension of the existing property.

## 10.00 - APPRAISAL

### PHYSICAL, SOCIAL AND ECONOMIC CONTEXT

The proposed development will have no adverse effect on the environment and has been designed to be in keeping with the existing (and proposed) urban character and the book-matched neighbouring terraces where alterations have been or are proposed to be carried out.

## 11.00 - EVALUATION OF THE SCHEME

To conclude, the officers delegated report for no.58 also states;

'The design of the proposed roof extension is atypical of the 'true/ flat top' mansard type extensions with (60/70 degree slope) and as such would not be in compliance with CPG roof extension guidelines. In this instance however, it is considered that the roof extensions acceptability is associated with the established un-characteristic roof extensions within the terrace of buildings. Moreover, the premises is not in a conservation area and due to the non-uniform extensions of the neighbouring buildings, it is considered that the proposed design is acceptable in this instance and would meet the requirements of DP24.'

Our proposal seeks to ensure a uniformity with no.38 and the other book-matched terraced properties along Grafton Terrace that have already undergone or received approval for a roof extension along with an additional level to the rear closet wing. The proposed roof extension will be raised to match the exact height of the approved extension to no.38 to ensure this uniformity is maintained, along with ensuring the extension to the roof and rear are both constructed in materials to match exactly the materials of the existing property at no.40. The proposed works to no.40b are in line with the numerous precedent planning approvals along Grafton Terrace. The proposal seeks to retain the front and rear parapet lines, to ensure uniformity and book-match with the proposed approved works at no.38, to the front and rear. The property does not sit within a conservation area and the proposal will protect and enhance the overall visual appearance to the front and rear of the property, through book-matching the proposed works at no.38, along with similar remaining in keeping with the numerous alterations carried out or proposed to be carried out to the neighbouring properties at nos. 30,32,34,36,38,44,46,52,54,58,60. The proposal meets the requirements of DP24 and is in line with the previous planning approvals granted and listed above.

When preparing the drawings and in consultation with the client, it was felt that the proposal should be acceptable to the Local Authority and should NOT have a negative impact on the environment and the amenities of adjoining owners and nearby neighbours. In addition, it was felt that it was important to maintain and build on the existing urban fabric and scale. There is no loss of light to any of the neighbouring properties and no disturbance is caused to the area as a whole. With this in mind, we hope that the proposal will be acceptable and that planning permission will be granted.



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I trust the above clarifies. If you require any further details or clarification, please do not hesitate to contact us using the details provided below. Please see Appendixes.

Yours sincerely

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**Image A**  
Showing existing roofscape





Scale: 1:1250 | Area 4Ha | Grid Reference: 527999,185058 | Paper Size: A4

### OS Map