

Heritage Statement for proposed works at 73 Grafton Road

According to Camdens Local List, the existing building is a:

"Mid 19th century public house on the corner of Grafton Road and Warden Road, identified on the 1875 1st edition OS map as The Carlton. It is one of a very few buildings dating from the original 19th century street layout of this area which escaped demolition in the 1960s (see also the former public house at 84 Warden Road) and is important for its architectural quality which refers to the areas history, and for the contribution it makes to the appearance of the townscape and in providing a marker at this road junction. "

The original building has undergone a series of extensions over the last decade and a half, ranging from a 1.5 story rear extension finished with a pale blue-grey render to a modest lean-to side extension recently finished with black paint which spread to the existing facade, uniting the new and old.

The proposed works seeks to infill the space created between the two recent extensions, which is currently used as a car port, but can unfortunately sometimes be used a place for inebriated passers-bys to urinate in or foxes and cats to leave their excrement. The proposed works seeks to create a secure garage for the residents of 73 Grafton Road to park their car and house their utility services such as a washing machine and tumble dryer.

The scale of the proposed design takes its height from the existing parapet of the small lean-to extension and will follow the length of the existing boundary wall. The rear parapet of the small lean-to extension will be demolished, but no other demolition will take place; the boundary wall has been incorporated into the design to have a thin ribbon window set on top. The only other window proposed in the front elevation of the design emulates the scale and form of the window found on the existing small lean-to extension. Apart from the windows and guttering, the proposed design and the small lean-to extension will be finished with render and painted black to fit with the existing colour palette. Overall, the proposed design is modest, subtle and visually subordinate to the existing Victorian facade of ornate umbre tiles and robust masonry. Compared to the sometimes unsightly image of cars, motorbikes and waste material surrounded by a mish-mash of old, recent and new extensions, the proposed design seeks to seamlessly plug into the left over space, completing a built history of over 150 years.