

# Design and Access Statement

## Ground Floor Flat, 7a Grafton Road NW5

December 2016

### 1.1 PLANNING PROPOSAL

This is a Planning Application for a rear infill extension to this ground floor flat in a converted house.



Photograph 1 - Front Elevation of 7a Grafton Road

## 1.2 THE BUILDINGS IN THE SURROUNDING AREA

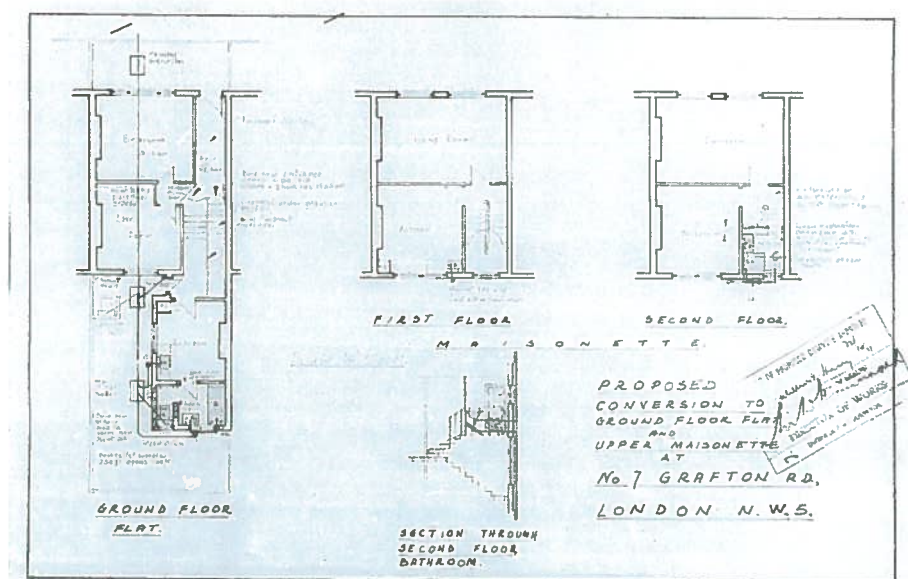
Grafton Road is a north/south road parallel with and just west of Kentish Town Road. Kentish Town originated as a linear village to the north of London. This village High Street was swallowed up by London's rapid expansion, particularly from the 1850's onwards. It was at this time that the fields behind were developed for new housing and a lot of the new road names came from the recent Crimea War (General's names and place names).

Along Grafton Road speculators built 3 storey terraced houses in yellow stock brickwork with 'London valley roofs'. The Grafton pub was located at the junction with Prince of Wales Road and in 1900 the fairly recenthjn houses and shops were demolished to make way for municipal baths opposite.

Historically, the area was never a fashionable residential district and the 3 or 4 bedroom Victorian houses were sub-divided into flats and bedsits.

In recent years with the increase in London's population and a move back towards city living there has been a significant uplift in the area. The swimming pool and the pub have been refurbished and families and young professionals are busy moving into the area and refurbishing properties.

Significantly, the house next door (number 9) has permission for conversion back to a single dwelling. This includes new rear extensions which we will address later in this report.



Drainage drawing from 1971 showing conversion of number 7 into two units

## 1.3 DESCRIPTION OF THE HOUSE

The house has a very simple arrangement. The front door leads to a dog-leg staircase at the rear of the main body of the house. This rises to the 2 upper floors. Each floor has a large room at the front and a

smaller one at the back. At the rear of the house there is a single storey structure containing a kitchen and bathroom. This original structure has been adapted over the years and now provides a roof terrace which is accessed from the staircase landing.

The house is flat fronted with sliding sash timber windows, yellow stock brickwork and attractive stucco dressings around the front door and windows. The high level cornicing has been replaced with a simple band of white painted render. At the rear the materials are the same with white render taken up to a string line at first floor level. The yellow brickwork has been rebuilt in places and the valley roof is concealed behind a parapet (like the front).

The houses are not 'handed'. This means that at the back there is an 8ft wide yard between the single storey structures which leads to a small full width garden area.

From the planning records we have located, the property appears to have been formally divided up into a 1 bedroom ground floor flat and a 2 bedroom upper maisonette in 1971. At this time the rear out building was incorporated into the ground floor flat (see 1971 plan in 1.2).



Photograph of the rear elevation at ground floor level - Kitchen window to the right and bedroom window facing.

## 1.4 PLANNING PERMISSION AT NUMBER 9 GRAFTON ROAD

As mentioned earlier, recently number 9 has received planning permission for alterations associated with a change of use as a single dwelling. This has included approval of a full width infill extension on the ground floor, an enlarged first floor extension and an additional third floor structure. These will be on the boundary with number 7 and they include a window which will shine into the yard. Our client feels that his side courtyard will be overshadowed by this development and its privacy compromised.



Existing photograph of number 9 and planning permission drawings of the proposal

## 1.5 BRIEF

In the light of the points made above, the owner of this flat has decided to look at his options regarding the property. Given that the side yard is now seriously overlooked, he would like to build on part of this area to provide an enlarged living dining area which will face the small rear garden. This will give him the option of retaining the front living room or using it as an extra bedroom.

## 1.6 PLANNING INCLUDING CONSULTATION

We have not consulted with any officer in the Camden Planning Department.

The property is in the West Kentish Town Conservation Area. The house is not a Listed Building.

We have studied Camden's Planning Guidance document.

There are numerous examples of similar recent extensions in Camden.

## 1.7 THE DESIGN, MATERIALS AND AMENITY

When designing this extension we have been careful to retain natural lighting to the rear bedroom. It helps that there is a 5 step change in level which keeps the window high enough to receive plenty of daylighting. We have retained a small courtyard and offset the bedroom and living room windows facing into this space.

The redesign has allowed us to relocate the bathroom. We have moved it from the back to the middle of the plan. This means that two pairs of double doors can now address the small south-west facing triangular rear garden. This is a much better arrangement for the kitchen/living space.

At the rear we have continued the parapet wall across to meet number 9 and retained the same white rendered walls. The roof form is a flat roof with an angled lantern containing three Velux windows. These will have blinds to ensure privacy. We have avoided any large area of flat roofing to ensure it cannot be used as an extension to the first floor roof terrace (flat 7b). We have also made sure it is not too high for neighboring properties. The roof is a combination of grey coloured flat roofing and lead flashings. The new double doors will be high quality timber.