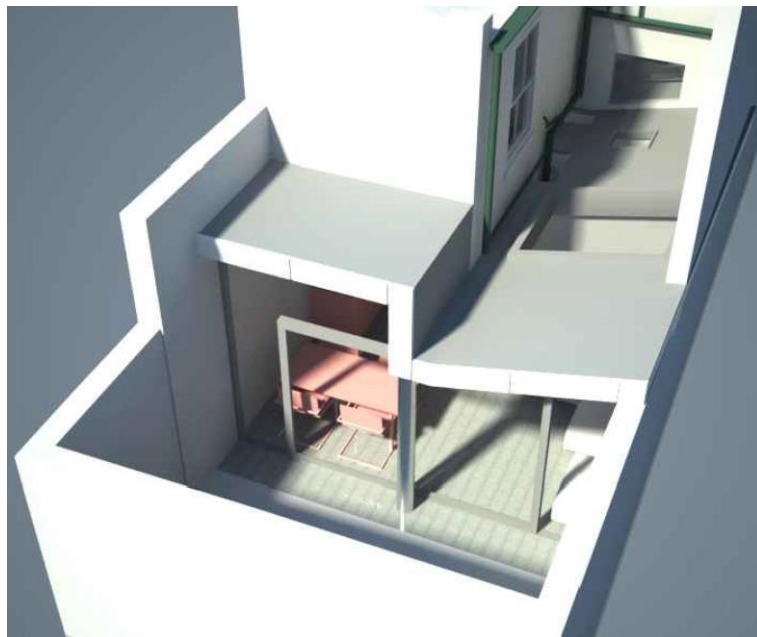


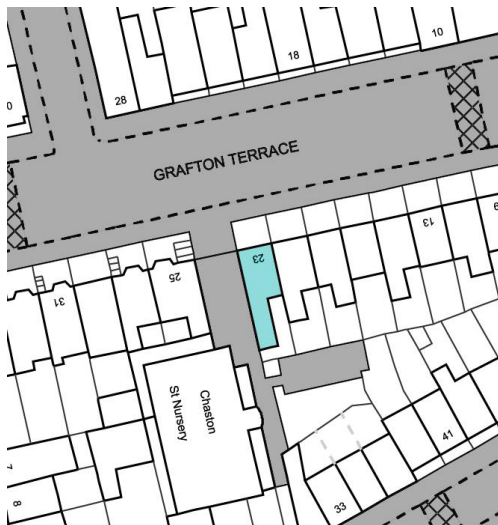
**Grafton Terrace Planning Submission**  
Design Report



**Site:**

The existing property, 23a Grafton Terrace NW5 4JE lies on the corner of Chaston Place and is characteristic of Victorian period 3 story house but with a rendered front facade.

The site is not located within a conservation areas nor is this property located next to a listed building.

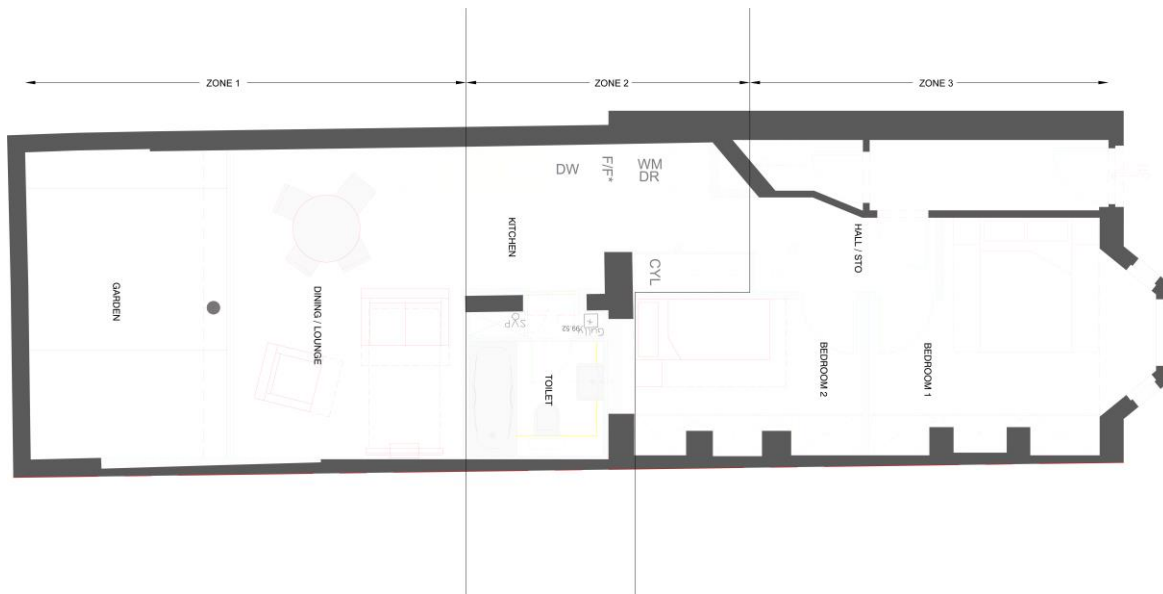


**Design Proposal:**

Overall the applicant aims to bring his one bedroom flat into a family 2-bed flat with better amenities and internal circulation. The new extension is conceived as a small scale which will have minimal impact on the surrounding properties. Rather than seeking to imitate the form and materials of the surrounding Victorian houses, it is designed as a response to the garden setting. The design of the new extension seeks to make the most of the high-rise surroundings and give the family privacy, shade and screening from neighbouring property's but will also provide pleasant surroundings with a fantastic view out of the living area.

The positioning of the new extension in the south of the site is key to the design as it creates a different character and use for the family garden. A new fence will be built on top of the existing boundary wall as a screen between the new house and its neighbour, the Nursery.

The new extension is orientated so that the main living spaces are south facing and are given the view across the entire garden. A high-level window (1000x800mm) within the existing back wall of the house will bring additional constant light into the new bedroom. Skylights within the living space and newly formed bathroom, will also allow constant light into the building.

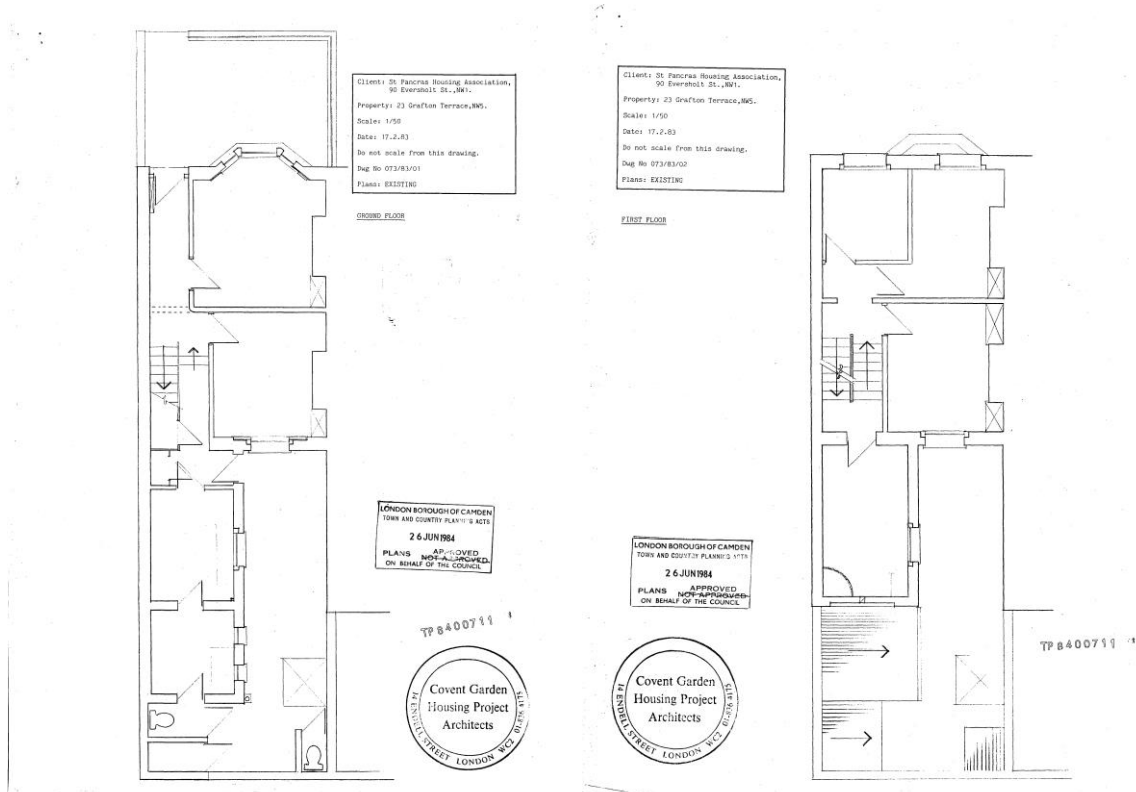


The house is composed of three key zones. The service zone in the middle is functional, it contains the bathroom, kitchen, utility and storage area. The floor to ceiling height is lower than the rest of the building so not to impact the above neighbouring apartment, leaving the existing SOV and gully's. The living zone is a taller south facing box with two single pitched roofs which slopes down from north to south and has a full height curtain wall glazing to the rear. The main living area also benefits from a skylight which makes this zone feel generous despite its relatively low floor area. The feeling of spaciousness is further enhanced by the connection between the kitchen and living room which effectively renders the main living space as open plan.

The roof is a standard black felt construction, comprising of a waterproof membrane with protective covering, thermal insulation, roof decking and a vapour control layer. The rear glazed curtain wall will be constructed of thermally broken polyester powder coated aluminum framed double glazed units.

**Pre-Application Notes & Resolutions:**

The pre-application letter and correspondence outlined issues with the rear extensions depth covering more than half the original rear amenity. On investigation, further into this matter, we discovered that the original building had an outside WC & storage area attached (see below plan from Camden library).



Given that this was the original amenity, the original amenity size would have been 21sqm and without the WC & storage would have been 26sqm. The footprint of the proposed extension would leave an amenity size of 14sqm, so although the existing rear garden is small the proposal would still allow for the retention of some usable amenity space and retain more than 50% of the garden. The rear extension would not project beyond the established building line.

Also, brought to our attention was a concern of natural light into the newly formed 2<sup>nd</sup> bedroom being via a skylight. The extension allows for the introduction of a window (1000mmx700) being located where the existing one was, within the existing property rear wall.

The proposal is also not going to harm the privacy of the occupiers of neighbouring dwellings.

**Highways Considerations:**

There are no highway considerations relevant to this proposal.

**Tress & Hedges:**

The nearest trees/hedges to the property are located on pedestrian street level and will not be touched.



465c hornsey rd, studio 2, 1<sup>st</sup> floor  
Islington, london n19 4dr  
@: info@backyardds.co.uk

**Flooding:**

Flooding details on the Environment Agency website have been checked and there are no flooding implications for this site.

**Access:**

This application is in a sustainable location as it is sited within the current owner's dwellings. The proposal will not lead to any increase in traffic that has not been allowed for by past tenants for this building, within this business center.

**Conclusion:**

Overall, therefore, the application presents a scheme that is appropriate to the setting of the site, with the intention to provide a proposal with a sympathetic scale, form and massing with use of appropriate materials.

Yours Sincerely,

Paul Norman  
Managing Director