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DESIGN AND ACCESS STATEMENT

58 Grafton Road, Kentish Town, London NW5 3DY

The Site & Context

Grafton Road is located within Inkerman Conservation Area, principally three storey terraced dwellings. The property comprises a 3-storey terrace which has been divided into two self-contained flats.

Relevant Planning Policies

The following local plan policies have been taken into account during the design process:

Inkerman Conservation Area Strategy:

Camden Planning Guidance:

CPG 1 – Design

CPG 3 – Sustainability

CPG 6 – Amenity

LDF Core Strategy:

CS14 - Promoting high quality places and conserving our heritage

LDF Development Policies:

DP24 - Securing high quality design

DP25 - Conserving Camden's heritage

DP26 - Managing the impact of development on occupiers and neighbours

Proposed Development

The proposed development is to erect a rear infill extension at ground floor. And create a roof terrace on the flat roof of the existing first floor extension existing.

Evaluation

Take into considerations of the impact of the development on the Inkerman Conservation Area; the impact of the development on character and appearance of the host building and the impact of the development on the amenity of the neighbouring properties. The proposed ground floor rear extension projects to the same length and height as the neighbouring extension and includes a sloped roof and a roof terrace, which mirrors the neighbouring sloped roof and a roof terrace.

In my opinion, the development will not adversely affect the neighbouring occupiers visual privacy and overlooking ; nor overshadowing, outlook and sunlight and daylight.

The development would not spoil a uniformed rear elevation; nor encroach significantly on the rear garden space.

The development includes the updating the existing ground floor extension, which would improve their environmental sustainability, such as thermal insulation to floors, walls, and roof, replace all windows with double glazed units to updated building regulation requirement.

The design of the infill ground floor rear extension respects the rhythm of the existing rear extensions in the area, especially in keep with a single storey rear extension of its adjacent neighbouring property at 60A Grafton Road.

Conclusion

The proposed development would integrate with existing infrastructures, and is consistent with the aims and objectives of national and local policies.