

## **11 Grafton Road, London NW5 3EA**

### **Planning Application Design and Access Statement 3 October 2017**

#### **1.00 The existing house and garden**

- 1.01 11 Grafton Road is a three storey Victorian terraced house located in the Inkerman Conservation Area.
- 1.02 The front elevation is built in London stock brickwork with a front door and sash window at ground floor. The first and second floors have two sash windows each and a parapet wall concealing a butterfly roof.
- 1.03 The rear elevation is part of a typically varied ensemble of rear elevations built also in London stock brickwork. The main three storey building has a white stucco ground storey and white painted timber sash windows at upper level all with a white painted stucco surround. This is a feature of the rear elevations to Grafton Road.
- 1.04 There is an existing white painted single storey rear extension with a roof terrace at first floor accessed via a timber staircase from the rear garden and a doorway at first floor. Again many of the houses in the terrace have terraces at first and sometimes second floor.
- 1.05 The house comprises an entrance hall, passage and staircase with the front and rear living rooms now open to each other with the kitchen cum breakfast room and bathroom in the existing rear extension with side yard and rear garden. The side yard is bounded by a two storey blind wall to 13 Grafton Road and is not overlooked.
- 1.06 The upper floors include four bedrooms and a bathroom. The staircase provides access to the rear terrace at the half landing between ground and first floor via a lobby and small wc. There is a small basement utility room with access from the kitchen.

#### **2.00 The proposal**

- 2.01 The proposal is for our clients Jon Crowcroft and Noreen McKeever and their family, who have lived in the house for over twenty years and would now like to make modest alterations and extension to the rear of the house in order to rationalise the accommodation at ground floor.
- 2.02 This involves infilling the side yard between the existing single storey extension and the party wall to 13 Grafton Road to provide a new conservatory.
- 2.03 The conservatory has been designed as a cubic volume to fit in with the existing cubic living/ dining room spaces (originally two separate rooms that have been knocked through to form one room), thus creating an ensemble of three formal spaces on the ground floor from the front of the house to the rear garden.
- 2.04 A bathroom is provided in the existing basement and the basement floor to ceiling height unaltered.
- 2.05 The new single storey extension has a steel framed fully glazed almost flat roof in scale with the existing reception rooms.

- 2.06 The rear elevation comprises second-hand stock brickwork adjacent to 9 Grafton Road and the aluminium sliding doors and windows all powder-coated white. The whole of the solid parts of the rear elevation and rooflight will be painted white to match the existing ground storey.
- 2.07 The existing rear roof terrace, including timber trellis and timber staircase, is retained unaltered. The rear extension does not project any further into the rear garden than the current rear elevation.

### **3.00 Pre-Application advice (Camden Council ref: 2017/3966/PRE)**

- 3.01 A Pre-application submission was made on 10 July 2017 and a reply received on 24 August 2017.
- 3.02 We have considered the advice provided and discussed it with our clients. Our clients have subsequently discussed the proposal with neighbours. In light of the advice provided we have modified our proposals by lowering the proposed new conservatory by 200mm to just below the white stucco dado.
- 3.03 We have not lowered it to align with the existing rear extension as to do so would mean that the existing dining room French would be affected as the existing roof terrace parapet is lower than the top of the existing French windows. This is demonstrated in our drawings 692/PL/011. We and our clients feel it is very important to retain the existing French windows at their full height as this is part of the original design of the house.
- 3.04 We have also amended the existing rear extension elevation to provide a window framed within the brickwork instead of the extended glazing shown in our Pre-application submission drawing.
- 3.05 We and our clients have decided to retain the existing timber trellis and timber staircase to the existing rear elevation instead of replacing this.
- 3.06 We and our clients have also decided retain the basement height as existing.
- 3.07 We note that extensive works are currently being carried out at 9 Grafton Road to provide a three storey rear extension and enlarged basement. In comparison this application to provide a rear single storey conservatory extension is much more modest and has been designed to fit in discreetly with the neighbouring houses at 9 and 13 Grafton Road.

### **4.00 Conclusion**

- 4.01 We feel the proposed rear extension is a modest but positive contribution to the Inkerman Conservation Area. It provides a much needed upgrading of the rear ground floor of the existing house in terms of space, light and aspect into the rear garden and also makes a positive contribution to the rear garden landscape where it nestles within the small scale setting formed by the variety of one and two storey extensions, many with roof terraces and rear staircases, that have been built in piecemeal fashion over the years to generally pleasing effect.

## 5.00 Area Calculations

Site area	<b>152 sqm</b>	
Floor area	Existing	Proposed
Basement	13 sq m	13 sqm
Ground floor	54 sqm	67 sqm
First floor	42 sqm	42 sqm
Second floor	39 sqm	39 sqm
Mezzanine	3 sqm	3 sqm
Total	<b>151 sqm</b>	<b>164 sqm</b>