

# Design and Access Statement

## Ground Floor Flat 192 Grafton Road NW5

November 2017

### 1.1 PLANNING PROPOSAL / PRE APPLICATION

This is a proposal for a rear extension to this ground floor one-bedroom flat. This addition will increase the floor area of this undersized 1 bedroom flat and provide valuable extra storage and ancillary accommodation.



Photograph 1 – Aerial photograph showing number 192 Grafton Road

### 1.2 THE HOUSE AND ITS MODIFICATIONS

The flat is located in a 3 storey flat fronted house dating from around 1870. It has a London Roof (central gully) and originally had a single storey outrigger extension paired with number 194 (see plan below).

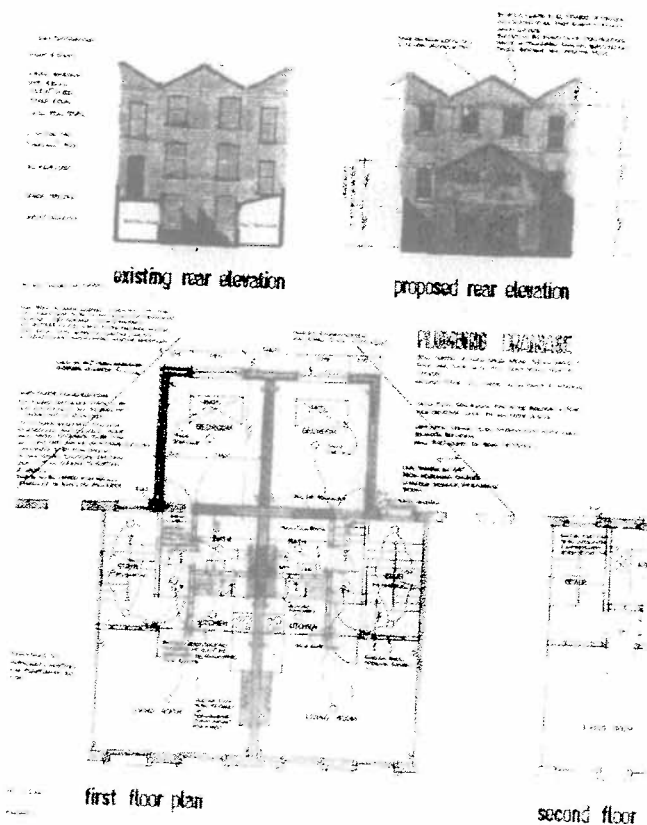
OS Plan from 1890 (Carleton School not yet built)



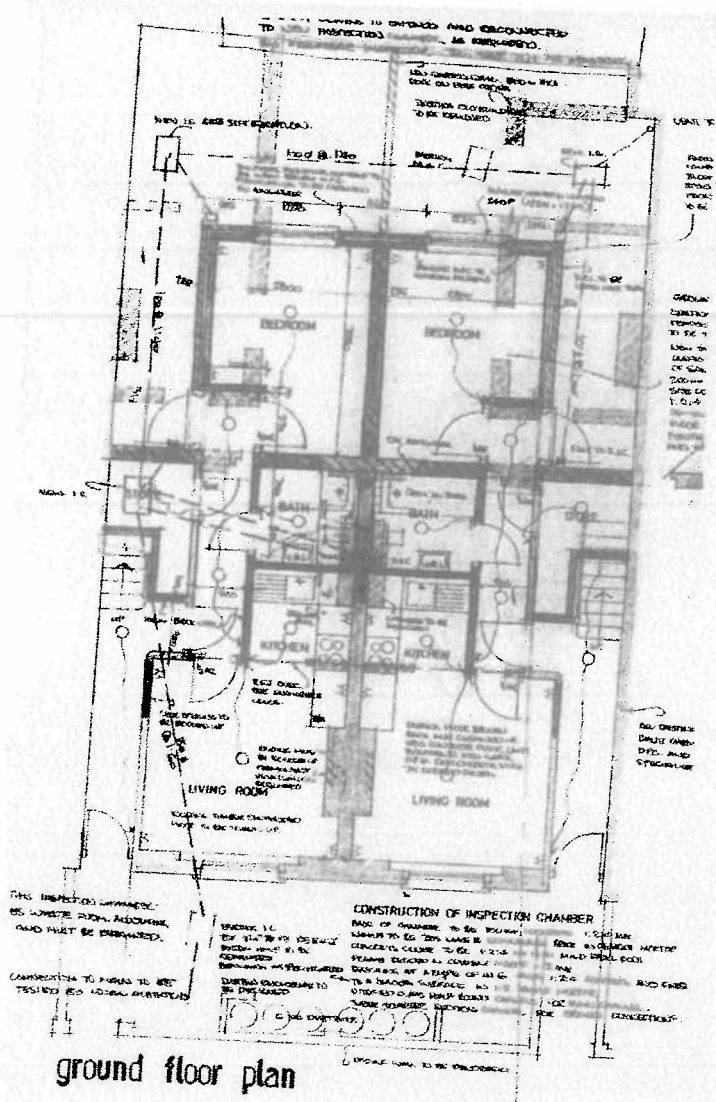


Existing photographs of the rear of the house

During the 1980's number 192 and number 190 next door were substantially altered when they were formally converted into flats. The drawings below and on the following page show those alterations. The top floor plan is missing – this is now a 2- bedroom lateral conversion with access from the 192 staircase.



Upper floor plans with before and after rear elevations



ground floor plan

Ground Floor Plan with the original outriggers shown hatched

1.3 THE GROUND FLOOR FLAT

The owner of this 1-bedroom ground floor flat currently rents it out to young professionals working in Central London. She asked us to take a look at the property with a view to improvements. The 1980's design has resulted in a very small garden which you get to along a dark external corridor next to the lean-to at number 194. The original kitchen chimney stack still exists and dives back towards the house at first floor level.

The garden is surrounded on 2 sides; on the left hand side is the tall wall of the 194 single-storey lean-to and shed and at the rear there is some fairly high shrubbery/trees.

The floor area of the flat is below Camden Councils recommended sizes.



Photograph - View looking down from the common staircase - there is a plastic roof over the side alley

#### **1.4 BRIEF**

The owner currently lives in another property in Camden. She is a full time carer for her partner who has a disability that may require them to move to a new property with 2 bedrooms and no stairs.

They receive income from this rental property which will go towards their new accommodation. They would therefore like to make the flat as attractive as possible for potential residents.

#### **1.5 PLANNING INCLUDING CONSULTATION**

This is not a listed building and it is not a conservation area.

We have made a pre application enquiry and received a response on 19/06/17. This is attached to this Statement (Ref. 2017/2782/PRE)

#### **1.6 THE DESIGN, MATERIALS AND AMENITY**

We are proposing an infill extension which will be located in the same position as the original single-storey outrigger (but not as long as the original). This will provide a new location for the bathroom and a walk in wardrobe. This will free up space to make a bigger kitchen/living room.

The materials will be in keeping with the original house – yellow stock brickwork and slate lean-to roof. The window and double door will be white painted aluminium.

During the previous conversion the staircase was reconfigured and the half landing window was lowered. As a result we have had to step the roof structure to avoid clashing with the window. No upper flats will be allowed to use the flat roof as a terrace.

## 1.7 SUMMARY

We hope you agree that the infill proposal will create valuable extra space in this slightly cramped 1 bedroom flat. It will do so without affecting the amenity of surrounding properties.