



GRR/X/DAS/01
May 2018

31A Grafton Rd, LONDON, NW5 3DX

DESIGN & ACCESS STATEMENT

- This Design and Access Statement has been prepared in support of a Planning Application. The current arrangement of the top of this property does not provide as good accommodation as it could. The terrace on the east elevation is orientated above a busy street, and the bathroom does not benefit from any natural light. This proposal is to extend the floor to the front on the existing main façade, which aligns with the typical frontage of the rest of the terrace in the street. This extension, clad in pale grey zinc cladding will be similar in form and appearance to a traditional mansard roof and have a single dormer type window, on centre to serve the relocated shower room. To the rear of the top floor a door set would be formed in the rear top floor elevation, accessing the existing flat roof, to now serve as a terrace on the rear where it is quieter and benefits from better natural light, due to orientation. This new roof terrace will be aligned with other high level terrace, on the rear of adjoining properties. These alterations will significantly improve the quality and amenity of the top floor bedroom. As well it is proposed to introduce a small (6SQ.M.) winter garden off the rear kitchen.
- The access to this property is not altered in this application.



Photo 1 – View from Grafton Road.

END