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DESIGN AND ACCESS STATEMENT

July 2018

Flat 3, 23 Grafton Road,
London, NW5 3DX

Introduction

This supporting Design and Access Statement has been prepared by Drawing and Planning Ltd, Mercham House, 25-27 The Burroughs, Hendon, London, NW4 4AR, on behalf of the applicant at Flat 3, 23 Grafton Road, London, NW5 3DX.

This Statement has been prepared in support of an application for internal & external alterations to an existing top floor flat, to facilitate the construction of a mansard roof extension.

The purpose of this statement is to detail the planning application and to demonstrate that the proposal is in keeping with and will not have a detrimental impact on the character of conservation area or streetscape. The site has been identified on the location plan within the attached drawing pack. The existing property is located within the Inkerman Conservation Area, however, the site is not registered as a Listed Building. The existing use of the property is for residential purposes, with three self-contained flats within the building. This application is limited to the top floor flat only.

As part of the preparations carried out for this application for internal alterations to facilitate the construction of a mansard roof extension, comprehensive research was undertaken into the planning history of neighbouring properties within the Inkerman Conservation Area. The findings of the research have been implemented into this sympathetic design.

Site and Surrounding Environment

The application site comprises a mid-terrace dwelling house, located on the south-western side of Grafton Road, between the junctions with Prince of Wales Road (to the south-east) and Ryland Road (to the north-west). The property supports three self-contained flats, with Flat 3, being the subject of this application. The property is typical of that within the terrace at this point, being three-storeys in height, comprising London yellow stock. The particular site in question is however painted over in pale blue paint.

This set of terrace properties include a recessed entrance flanked by pilasters and two timber sash windows above at first and second floor level. There is a front boundary wall (typical of other properties within the terrace located north-west towards Ryland Road) at the site and it is used as a small garden and refuse storage area for the three existing flats.



Fig. 1: Image of the Application site

To the rear of the property is a full width ground floor extension and double storey side extension which provides for a terraced area that is exclusively used by the occupants of Flat 3.

Although the building is not listed, it is located within Inkerman Conservation Area. The conservation area statement states that the building is identified as making a positive contribution to the character and appearance of the conservation area, together with the majority of this terrace on the south-west (No's 9-31a (odd) and north-east (No's 26-44 (even) sides of Grafton Road.

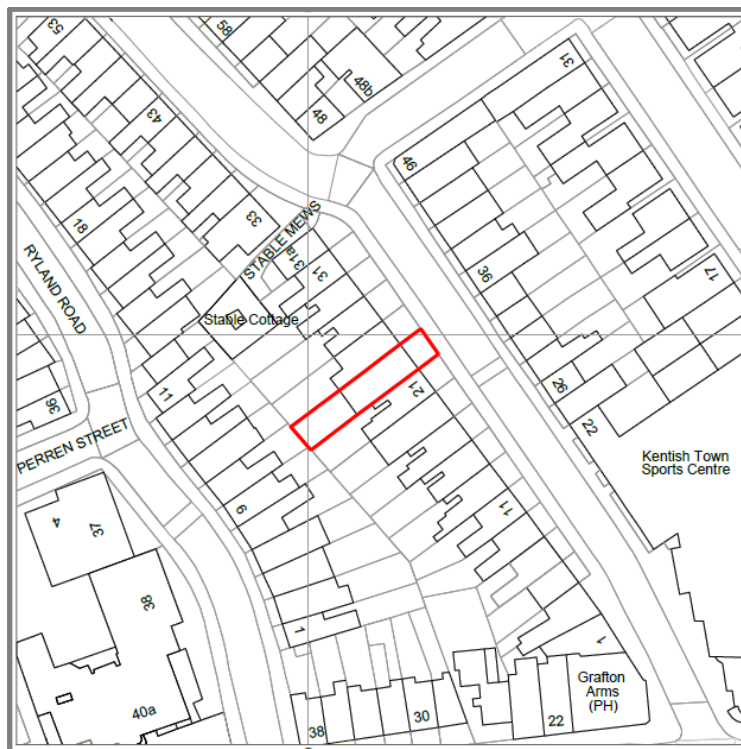


Fig. 2: Location of the site

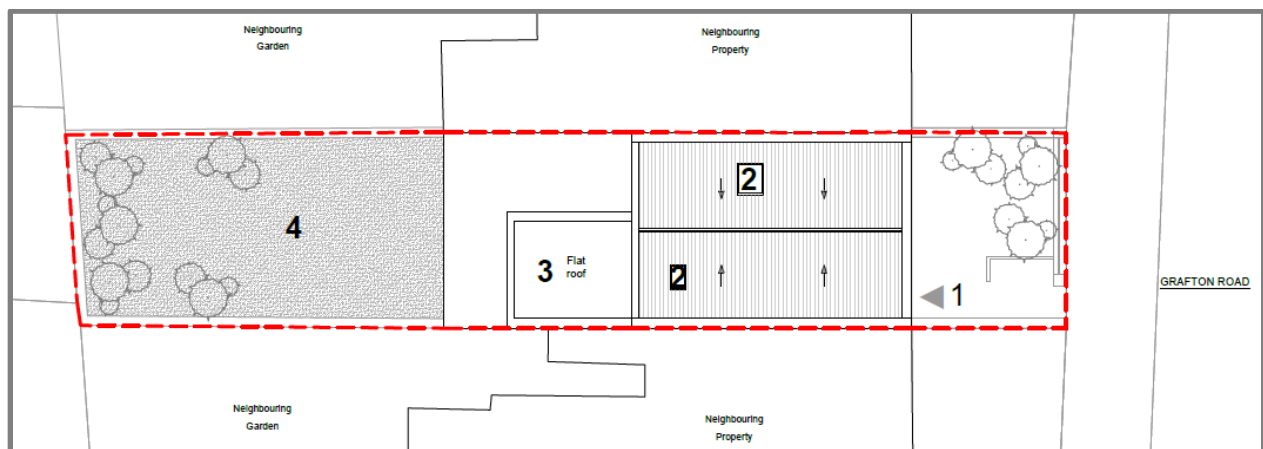


Fig. 3: Existing Site Plan

Background/Site History

Application Number	Site Address	Development Description	Status	Date Registered	Decision
9391018	23 Grafton Road, NW5	Felling of lime tree in front garden.	FINAL DECISION	29-01-1993	Agree to Tree removal without replacement
CTP/G11/13/6/22695/R	23 Grafton Road, NW5	The erection of a single storey rear extension at ground floor level to be used as a playroom in connection with the ground floor flat.	FINAL DECISION	07-05-1976	Permission
CTP/G11/13/6/11548	23 Grafton Road, NW5	The erection of a 3 storey extension at rear of No. 23 Grafton Road, N.W.1. in connection with its conversion into 3 self contained flats.	FINAL DECISION	19-07-1971	Refusal

Proposal Assessment

Overview

The proposed designs for the development of 23 Grafton Road, are detailed on the plans and elevations as submitted with this application. These plans also show the existing and proposed nature and form of the building, the internal and external layout and pedestrian access arrangements for the site.

Key features of the proposed development are as follows:

- The erection of a Mansard roof addition to the top floor flat;
- No alterations are proposed to the parapet to the front façade of the building;
- No alterations are proposed to the rear façade of the building;
- Access to the residential flats will remain via the existing entrance;
- Exclusive use of the terrace will remain unchanged; and
- Internal rearrangement to provide for open plan living.

Role Commitment

The applicant acknowledges their responsibilities as the developer of this existing site and its role within the Inkerman conservation area. The design of the proposed Mansard roof recognises and has taken into account the following key parameters:

- The need to adopt a design style that is sympathetic to the environment and retains the character of the conservation area;
- The need to continue to provide for an attractive street frontage and integrity of the terrace of buildings;
- Appreciation of the key design factors such as orientation of the site and surrounding sites within the existing environment

Assessment of the Roof Extension within the Inkerman Conservation Area.

The Inkerman Conservation Statement identified the site as making a positive contribution to the character and appearance of the conservation area, together with the majority of this terrace on the south-west (No's 9-31a (odd) and north-east (No's 26-44 (even) sides of Grafton Road. As part of this application we accept that statement and do not dispute the significance of the terrace buildings role within the conservation area.

Our research into granted and refused roof top developments within the Inkerman Conservation Area - as part of developing the proposed design, concluded that each of the roof top developments that were granted did not detract or harm the architectural features which those specific building/s possessed and contributed to the overall character of the Inkerman Conservation Area.

After reviewing the Inkerman Conservation Area Statement, we concluded that the rhythm and unity of the subject terrace of buildings, which is principally derived from the consistent architectural detailing of the properties' front elevations was what makes a positive contribution to the character and appearance of the Inkerman Conservation Area.

We do not consider that any alteration to the butterfly roof design along this set of terraces (1-31 Grafton Road) to have an adverse effect on the conservation area because this set of terraces have a front and rear parapet wall (unlike terrace block 28-46 Grafton Road). The front and rear parapet wall restricts views of the roof typology and therefore cannot have an adverse effect on the existing skyline, given the various roof alterations in the immediate area.

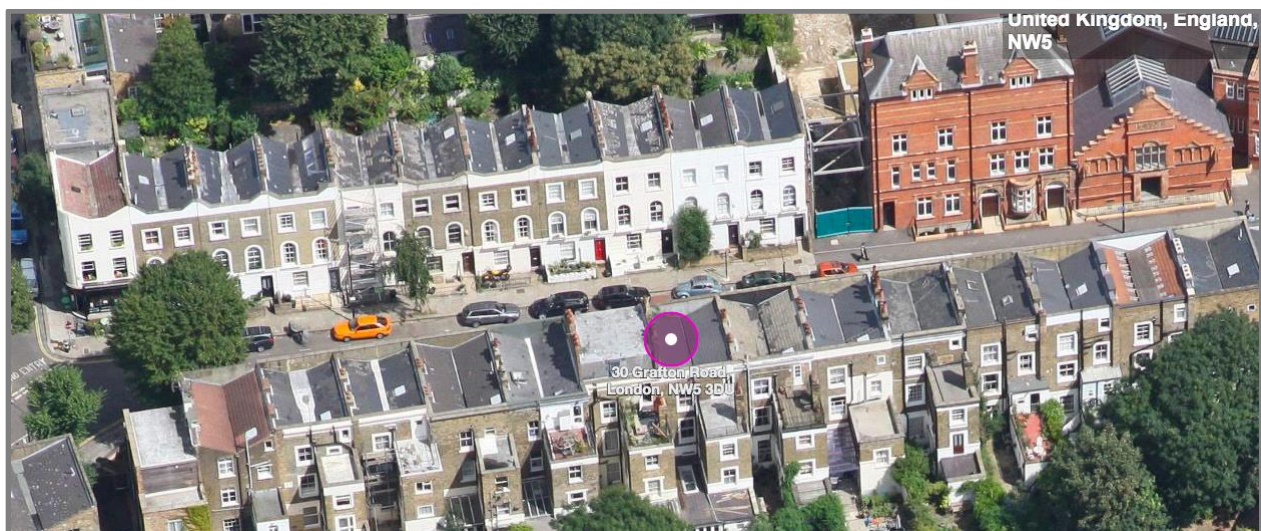


Fig. 4: Image showing the front and rear parapets along the subject Terrace Group

The proposed roof mansard has been sustainably designed to provide the required amenity for the occupants of Flat 3, while carefully positioning and implementing design techniques to reduce the appearance, bulk & scale of the Mansard roof within the group of terraced buildings.

The proposed setback from the front parapet and 70-degree angled front wall, which starts at the bottom from the front parapet reduces any bulk or visual dominance within the

streetscene, ensuring the buildings front façade is maintained. The proposed location of the Mansard roof windows will continue to ensure that the uniformed appearance of the host building is upheld. These design considerations promote sensible and thoughtful designs that work towards a proposal that would not be detrimental to the visual appearance of the Inkerman Conservation Area. As such, by adopting similar design techniques from roof extensions that have been granted within the area further supports the proposal intention to continue to maintain, enhance and promote the character of the area.

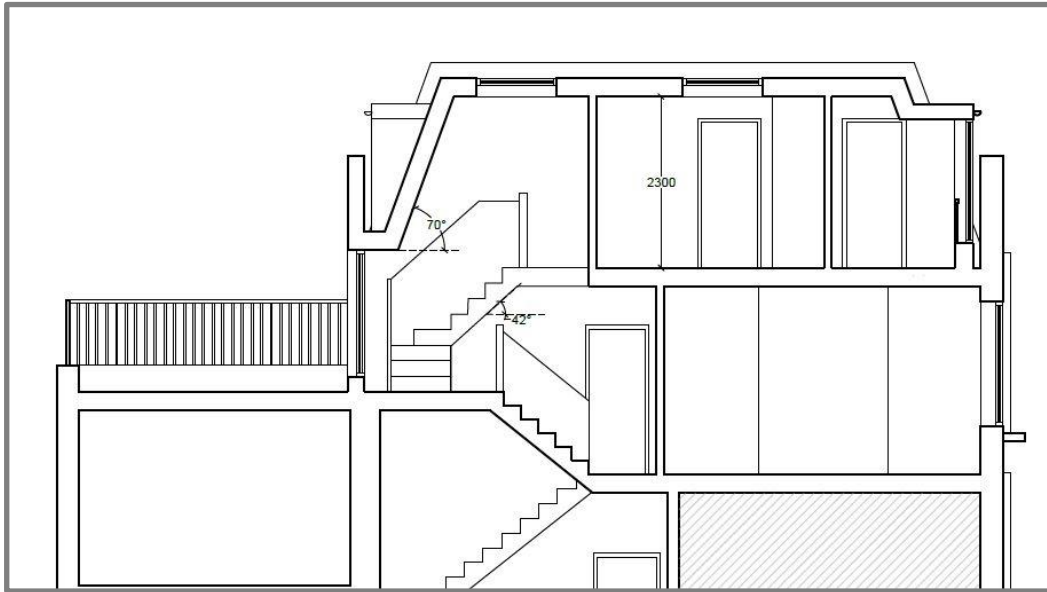


Fig. 5: Proposed Section AA of Flat 3, showing position of the mansard set within the parapets

It should be noted that the neighbouring property at number 21 Grafton Road supports a Mansard roof extension that was approved in 1984. The refusal of the proposed mansard roof back in 2009 to the neighbouring 19 Grafton Road, stated that the presence of this roof mansard did not set a precedent because that mansard pre-dated the current policy and designation of the area as a conservation area. Given this view point by council, we would have thought that the presence of the existing mansard roof (at number 21) which forms part of the existing conservation environment and is within the group terraces that provide a 'positive contribution' to the conservation area is visual evidence that a similar or more sympathetic sustainable design. As such, given the proposed scale, bulk and design of this proposal there is no doubt that it will contribute to the amenity and appearance of the streetscape within the Inkerman Conservation Area.

The overall bulk, scale and appearance of the mansard will have a less than minor effect on the immediate and surrounding built and natural environment. The streetscene will continue to experience an unaltered roof line thanks to the set back of the mansard roof from the front parapet. Therefore, the integrity and appearance of the terrace will continue to positively contribute to the Inkerman Conservation Area.

Use

Flat 3 will continue to provide residential accommodation to a growing family that requires additional living space.

Layout

Flat 3:

3 x Double Bedrooms, 1 x Family Bathroom, 1 x En-suite, 1 x Kitchen/Dining room & 1 x Terrace.

Amenity

The flat will have access to natural light and access to private outdoor space in the form of the existing roof terrace at second floor level.

Accessibility

Vehicular Access and Parking:

The proposed development does not have an impact on the current vehicular access and parking layout. The proposal therefore does not create any impact on any highway or public route, nor does it affect any existing amenity.

Inclusive Access:

The proposed scheme has no impact on the accessibility of the existing site. The private access to the property will remain the same and will not be changed or altered. Access to the site and the existing residential units are clearly identified on the plans provided.

Refuse and recycling:

The proposed development works will not affect the existing arrangements or requirements for rubbish collection. No changes will be made to the provision of bins suitable to serve the existing building.

Planning Context

The design of the proposal has had regard to the relevant policies of London Borough of Camden's Core Strategy and Development Policies, in particular:

CS14 – Promoting high quality places and conserving our heritage

The Council will ensure that Camden's places & buildings are attractive, safe and easy to use by:

- a) requiring development of the highest standard of design that respects local context and character;*
- b) preserving and enhancing Camden's rich and diverse heritage assets and their settings, including conservation areas, listed buildings, archaeological remains, scheduled ancient monuments and historic parks and gardens;*
- c) promoting high quality landscaping and works to streets and public spaces;*
- d) seeking the highest standards of access in all buildings and places and requiring schemes to be designed to be inclusive and accessible;*
- e) protecting important views of St Paul's Cathedral and the Palace of Westminster from sites inside and outside the borough and protecting important local views.*

Comment

The proposed development of the roof mansard meets policies a), b) and e). The plans attached to the application illustrate a roof mansard design that respects the local context and has been designed based on the existing and recognised character of the immediate and surrounding similar developments that have been approved to provide occupants of dwellings within the Inkerman Conservation Area with greater living amenity.

24 – Securing high quality design

The Council will require all developments, including alterations and extensions to existing buildings, to be of the highest standard of design and will expect developments to consider:

- a) character, setting, context and the form and scale of neighbouring buildings;*
- b) the character and proportions of the existing building, where alterations and extensions are proposed;*
- c) the quality of materials to be used;*
- d) the provision of visually interesting frontages at street level;*
- e) the appropriate location for building services equipment;*
- f) existing natural features, such as topography and trees;*
- g) the provision of appropriate hard and soft landscaping including boundary treatments;*
- h) the provision of appropriate amenity space; and*
- i) accessibility*

Comment

The proposed development of the roof mansard meets policies a) - i). As a result of the front elevation of the property being significant feature within the Inkerman Conservation Area the proposal has, therefore, been designed to similar principles of approved roof extensions, with the proposed mansard roof to the front being recessed behind the existing parapet, which would be retained. This approach respects the character and scale of neighbouring houses, in line with Camden's Development Policy DP24a.

25 – Conserving Camden's heritage

Conservation areas. In order to maintain the character of Camden's conservation areas, the Council will:

- a) take account of conservation area statements, appraisals and management plans when assessing applications within conservation areas;*
- b) only permit development within conservation areas that preserves and enhances the character and appearance of the area;*
- c) prevent the total or substantial demolition of an unlisted building that makes a positive contribution to the character or appearance of a conservation area where this harms the character or appearance of the conservation area, unless exceptional circumstances are shown that outweigh the case for retention;*
- d) not permit development outside of a conservation area that causes harm to the character and appearance of that conservation area; and*
- e) preserve trees and garden spaces which contribute to the character of a conservation area and which provide a setting for Camden's architectural heritage.*

Comment

The proposed development of the roof mansard meets policies a) and b). It is evident from the details provided above that significant research has been undertaken to ensure they design we applied for did not cause harm to the character and appearance of the conservation area. The positioning of the mansard on the roof and sloping front wall all reduces the roof mansards visual appearance from the streetscape and surrounding views. As such the proposal ensures that the conservation area is preserved.

Key Policies from Inkerman Road Conservation Area

Ink24 - Planning permission is required for alterations to the roof, at the front, rear and side within the Conservation Area. Some alterations at roof level including the side and rear have had a harmful impact on the Conservation Area. Because of the varied design of roofs in the Conservation Area it will be necessary to assess proposals on an individual basis with regard to the design of the building, the adjoining properties and the streetscape. Where the principal of an extension is acceptable they should respect the integrity of the existing roof form and existing original details should be precisely matched. Roof extensions are unlikely to be acceptable where:

- *It would be detrimental to the form and character of the existing building*
- *The property forms part of a group or terrace which remains largely, but not necessarily completely, unimpaired*
- *The property forms part of a symmetrical composition, the balance of which would be upset*
- *The roof is prominent, particularly in long views*
- *The building is higher than many of its surrounding neighbours. Any further roof extensions are therefore likely to be unacceptably prominent.*

Ink25 - Mansard additions and other forms of roof extension, which fundamentally change the roof form, are uncharacteristic of the Conservation Area. The introduction of roof addition of this nature is unlikely to be acceptable due to the adverse affect on the skyline and surrounding streetscene.

Ink26 - Further dormers or 'Velux' type windows at the rear will normally be allowed if sensitively designed in relation to the building and other adjacent roofs. Dormers at the front and the side will not be allowed where a cluster of roofs remain largely, but not necessarily completely, unimpaired.

Ink28 - The retention or reinstatement of any architecturally interesting features and characteristic decorative elements such as parapets, cornices and chimneystacks and pots will be encouraged.

Comment

The parapets of this terrace building group contribute to the skyline and streetscene within the conservation area with the front facades and their features providing a significant contribution to the character of the Inkerman Conservation area.

The proposed property does forms part of a group or terrace which remains largely, but not necessarily completely, unimpaired. The roof extension seeking council approval is not detrimental to the character of the area due to the set back and importance placed on the front parapet by the design. The overall scale and bulk of design ensures that similar to the approved development at number 21 that the roof extension will not have an impact on the streetscene nor long views through the Inkerman Conservation Area. Furthermore, the roof extension will continue to provide a high level of symmetrical composition with the front facade of the terrace as well as paring up with number 21.

Overall, the proposal will meet the intentions of the above policies and protect the character and integrity of the Inkerman Conservation area.

Conclusion

The proposal is consistent with the relevant planning provisions outlined above and, in our opinion, is one that will give rise to an appropriate development in this part of the city.

The proposal is demonstrably benign in terms of characteristics and effect to the immediate and surrounding environment and is one that will complement the area and amenity if of the occupants of Flat 3, 23 Grafton Road.