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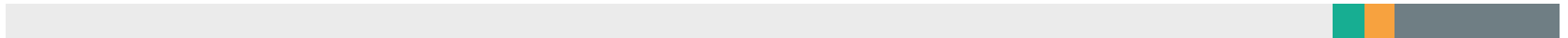
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**DESIGN & ACCESS STATEMENT**

**PROPOSAL – Application for Vehicle Drop Kerb**

**Address: 25 Grafton Road, London, NW5 3DX**



## **Design and Access Statement**

### **1. Introduction**

This design and access statement has been prepared to support a planning application for a Vehicle Drop Kerb. The existing property is currently a single dwelling terrace house.

### **2. Location**

This site is located at 25 Grafton Road, London, NW5 3DX.

There are many public transport services within the area including trains, buses and over ground services. The surrounding properties are all similar. Many of the properties have been similarly extended.

The Inkerman Road Conservation Area forms a dense and homogenous environment in the heart of Kentish Town. The prevailing character is residential, with incidental corner shops on ground floor level integrated with institutional, educational, light industrial and commercial uses. The majority of the buildings were built in the 1850s and 1860s and they form its core. The later buildings and the mix of uses give the area a lively diversity and mostly they have had a positive impact on the townscape and contribute to the character of the Conservation Area. Although the area has a cohesive overall identity each street within it displays different characteristics.

A number of new houses have been built on gap sites in recent years. Nos 63-77 Willes Road is a relatively new terraced development, which has been sympathetically, designed to follow land contours and to respect the scale and form of neighbouring terraces without resorting to pastiche. Alterations made to buildings in the 20th century are described in section below and in some cases have harmed the character and appearance of the Conservation Area.

Grafton Road Grafton Road links Prince of Wales Road with Gospel Oak to the north. The street gently curves at the junction with Inkerman Road and its southern end was one of the earliest streets in the Conservation Area to be laid out (before 1849). Grafton Road has a dense urban feel with residential, industrial, commercial and retail uses all contributing to the character of the street. Virtually all of the properties in Grafton Road form part of a series of three storey terraced developments, although the date and style in which they were constructed varies. The exceptions to the terraced style of development are No.55, constructed in 1867 by the Primitive Methodists and "Ryland House", constructed in the first half of the 20th century. No.55 has been altered and its use changed several times, from a Methodist Hall to its present office use. Both buildings are on the North West side of the street and are in commercial use.

West Nos.1 &3, at the southern end of the street, form a three storey terraced development, currently in use as a guesthouse with reception area at ground floor level. The terrace has a smooth rendered finish and contains six bays with unfortunate replacement side and top hung windows on first and second floors. The ground floor frontage is unsympathetic in design and detail to the character of the Conservation Area. Nos.5-31 is an elegant three storey terrace of London yellow stock brick, set back from the highway and enclosed by small brick walls surmounted by timber picket fencing. With two bays on upper levels, decorative iron detail on first floor windows and recessed entrances flanked by pilasters, which are surmounted by an entablature. Nos. 33-53 continue the scale and symmetry of the mid- Victorian terrace, but with more emphasis on the ground floor through the creation of a chamfered rusticated stucco effect and larger tripartite windows. Doors and windows on ground and first floor level have been emphasised by arched heads and a decorative keystone detail. Nos. 57a-57c replaces the original terraces, which were seriously damaged during the Second World War.

East The east side of the street was fully constructed before 1855. Nos.2-24 were demolished in the 1890s to make land available for the St Pancras Public Baths (see Listed Buildings for details). The remaining terraces (Nos.26-98) remain largely intact, although the brickwork in some of the properties has been rendered (Nos.74-84) or painted in a white or pastel finish (Nos. 26, 28, 30, 38, 40, 74-84, 86, 88, and 92). This side of the street is residential in character but is integrated with retail and commercial uses at ground floor level (Nos. 46, 48, 50, 52, 86, 88, 94, 96 & 98). Nos. 98 &59 Grafton Road, are three storeys high with shops at ground floor level. The buildings are of a simpler design with pairs of sash windows on front elevations defining first and second floors, in London yellow stock brick and No. 98 Grafton Road has a mansard roof, highly visible from the east, at the junction of Willes Road.

## GUIDELINES

Designation of a conservation area gives the Council greater power to control and manage change. It is not, however, intended to prevent all new development. Some development to single family dwellings does not require permission from the Council under the Town and Country Planning (General Permitted Development) Order 1995 (GDPO) such as small extensions and changes to windows not in the roof. This is known as permitted development. The majority of works within the Conservation Area will require planning permission, and/or conservation area consent, and it is therefore advisable to check with the Planning Service whether permission is needed at an early stage of proposals.

The Borough's Principal Planning Policy document is the Unitary Development Plan (UDP), adopted in March 2000 and supported by Supplementary Planning Guidance (SPG). This Statement forms part of the SPG and should be read with the policies of the UDP and further guidance contained within the SPG.

Within conservation areas the Council has certain additional duties and powers in relation to the conservation of the built environment and the UDP Environment Chapter sets out the Council's policies and general approach. In this context UDP Policy EN31 states; "The Council will seek to ensure that development in conservation areas preserves or enhances their special character or appearance, and is of high quality in terms of design, materials and execution. Applicants will be expected to provide sufficient information about the proposed development and its immediate setting to enable the Council to assess the potential effect of the proposal on the character or appearance of the conservation area."

A further guidance leaflet giving general advice on works and applications in conservation areas is available from the Council. Additional guidance relating to specific problems within the conservation area may be produced from time to-time for inclusion within this statement.

### 3. Use

Single dwelling terraced property consisting 4 bedrooms. This existing will allow the single dwelling property to have a large kitchen, formal dining room and family room for their enjoyment. Many properties along Grafton Road and surrounding streets already applied and created drop kerbs.

### 4. Assessment

The neighbouring property already have a drop kerb. See attached images. .



## History

2011/5444/T	25 Grafton Road LONDON NW5 3DX	REAR GARDEN: 1 x Elder - Reduce by 25%.	FINAL DECISION	09- 11- 2011	No Objection to Works to Tree(s) in CA
2008/3091/T	25 Grafton Road, London, NW5 3DX.	REAR GARDEN: 1 x Sycamore - Fell as close as possible to ground level.	FINAL DECISION	26- 06- 2008	No Objection to Works to Tree(s) in CA
2006/4300/T	25 Grafton Road, London, NW5 3DX	REAR GARDEN: 1 x Elder - Reduce by 25%, extract the Ivy and prune the branches overhanging the patio.	FINAL DECISION	21- 09- 2006	No Objection to Works to Tree(s) in CA
9200015	25 Grafton Road NW5	Erection of a single storey conservation extension at rear ground floor level as shown on one un-numbered drawing.	FINAL DECISION	07- 01- 1992	Grant Full or Outline Planning Permissn.
8694005	25 Grafton Road NW5	Fell tree in rear garden.	FINAL DECISION	10- 02- 1986	Agree to removal & replacement of Trees

## **5. Access**

All access would be through Grafton Road. The proposed works do not interfere with the access route to the other properties on the road. The site has very good access to public transport service as stated above.

## **6. Impact**

The impact will benefit the site as it will allow clearance on the road as a car would be parked in the driveway.

## **7. Conclusion**

The proposal is seen to be a reasonable develop of this type of scale and location.

The extension has been designed to maintain the architectural aspect of the existing property and fit into the character of the surrounding properties.

It has been design to be sympathetic to the immediate neighboring property with the building line and key dimensions respectful of its context. The extension provides the more delightful accommodations to the London Borough of Camden Council.

Thus, it is felt that the proposal for 25 Grafton Road is of an acceptable standard scheme. We look forward to working with the local councils to facilitate a favorable decision.