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Design & Access Statement

20 Grafton Terrace, London NW5 4JJ

PLANNING APPLICATION - Rev A
15/07/20

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1.0 Site description

20 Grafton Terrace is a four storey terraced Victorian terraced house and is typical of many buildings in the surrounding area.

The site is located on the North side of Grafton Terrace, close to the junction with Malden Road. Grafton Terrace is a predominately residential area south of Hampstead Heath.

The house is not listed and the site does not fall within any conservation areas.

2.0 Design

Use

20 Grafton Terrace is subdivided into two individual flats (Use Class C3). A one bedroom ground floor flat, and an upper three storey, three bedroom maisonette. Both properties are owned by the Freeholder. A change of use to a single four-bed house is proposed.

Amount

The proposed extension will add 17 sqm GIA to the existing ground floor flat. This is by a single storey side & rear extension that follows the width of the existing house and extends 2.4m from the rear wall of the existing closet wing.

Scale

The proposed rear extension is single storey. The proposed parapet height is 2.75m (measured from the existing internal ground finished floor level). The proposal is proportionate to the existing property. It does not cause any obstruction to neighbouring properties.

The proposed front dormer alteration to the mansard proposes to replace the existing sash windows with a single wide opening with sliding door with formation of a small front roof terrace. This is comparable to adjacent properties. Camden CPG1 guidelines have been considered with respect to size and proportions.

Appearance

The front facade will remain as it is with exception of the proposed sliding doors to the mansard roof. The rear extension will be built in cast concrete architectural masonry

with minimal frame aluminium windows/doors. There is a proposed a solid stone parapet detail to the roofline. The design is intended to deliver a contemporary aesthetic that blends in with the surrounding buildings and minimises the visual impact from the neighbours.

The glazing and metal framed doors to the rear will be finished to a high standard and will provide generous views to the garden.

Landscape

There is the proposed removal of an existing pear tree. The tree is not subject to any TPO's.

3.0 Access

There are no proposed alterations to access to the building.

4.0 Conclusion

The development proposed by this application meets the objectives of both central and local planning policies for residential uses. The changes will be of high quality architectural design and will thus enhance the overall character of the area.