

07 March 2021

Design & Access Statement

Site Address

142 Grafton Road, NW5 4BA

Applicant

Tom & Zakiyah Kihl

Agent

Mike Begent, Begent Architecture

The property

This document has been prepared by the applicant's agent to support the planning application for proposed alterations at 142 Grafton Road. It should be read with accompanying drawings. The property is a mid terraced two storey dwelling with a two storey rear outrigger wing and a single storey ground floor partial infill glazed extension. The property is not statutorily or locally listed, and it is not in a conservation area. The immediate neighbouring properties form a small terrace of similar although not identical houses, amongst a road full of varied architecture.



Front view of the property, mid terrace



Looking north along Grafton Road, property on the right (google streetview)



Looking south along Grafton Road, property on the left (google streetview)



Rear view of the property

Outline proposal:

This application proposes the construction of a new mansard type roof extension, with the front wall set back from the front elevation of the house and similar in scale to that of no.146. The extension will provide an additional bedroom for the family.

Policy Considerations

- Camden Local Plan - 2017
- Camden Planning Guidance - Design - January 2021
- Camden Planning Guidance - Home Improvement - January 2021
- The London Plan - March 2021

Planning history

Recent relevant planning applications nearby:

- **2015/3358/P** - 146 Grafton Road - Roof extension - Granted 21-07-2015
 - Two doors up, (left in front elevation) was granted permission for a loft extension, very similar in height and set back to this application, albeit also set back from their side elevation.
 - It also includes a terrace behind the front parapet wall.
 - It can be seen in the photo of the front of the properties, just peeking out as a subtle grey profile set back from the front parapet wall.

The proposed works include:

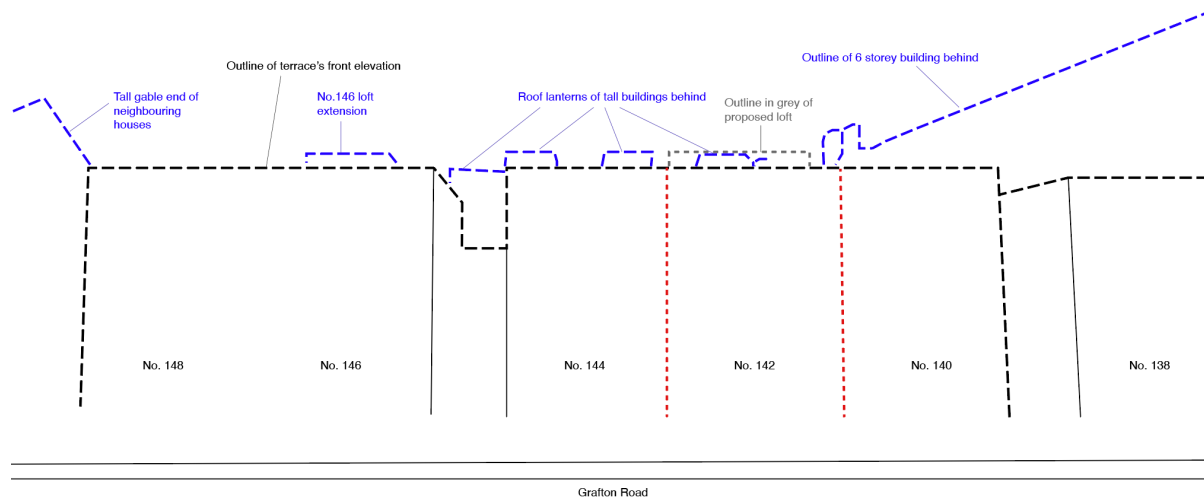
- **Mansard**
 - A single storey flat topped mansard extension.
 - At the rear is a traditional mansard configuration. The lower slope of 70°, separated from the parapet wall by a set back and gutter.
 - At the front, the front wall of the new loft will be vertical but set back circa 2.3m from the front parapet wall. The party walls will not be raised in front of the front chimney stacks. These measures make the proposal very subservient to the original house.
 - Retention of original parapet & chimneys.
 - The chimney stacks will be raised by a couple of brick courses with the benefit of unifying the heights of the 4 chimney stacks.
 - All brickwork will be London stock to match existing.
- **Roof Terrace**
 - New roof terrace between existing front parapet wall & set back loft addition.
 - This terrace will be subordinate to the roof and not affect the roof form, it will maintain the existing parapet height, which will be circa 1.4m above the terrace floor level.
 - The top of the front wall is over 2m from any neighbour's windows. The property already has amenity space to the rear, so it is not anticipated this space will be used extensively.
 - The wide nature of Grafton Road and set back building opposite means there are no neighbours opposite whose amenity will be affected.

Roofline

As can be seen in the photo and sketch study below, from a raised vantage point across the road the existing roofline for the 7 terraced houses of the similar style (although not identical), is fairly continuous along the top of the front elevation. However behind the front elevation there are a multitude of projections that break up the skyline. These include, neighbouring taller houses, a variety of inconsistent height chimneys, the roof lanterns of the tall building behind. While no.146's loft extension roof, which this application seeks to mimic, is a neater cleaner projection than the other elements. The roofline of the front elevation parapet wall will remain as prominent and unbroken as it currently is, with the proposed loft set back circa 2.3m from the existing tall parapet wall.



Front view of the property, mid terrace, from raised vantage point across Grafton Road



Front view of the property, skyline projections sketch, including proposed.

Materials

The front and back walls and projecting rear dormer windows will be clad in high quality zinc standing seam. Aluminium anthracite RAL 7016 window and door frames are proposed. A high performance single ply membrane will be used on the upper flat portion of the roof.

These proposed materials and installation will be of high quality to ensure a resilient and durable addition to the house.

Access

Access will remain unchanged, with direct access from Grafton Road

Parking

There is currently no off street parking. No alterations are proposed.



Grey zinc colour sample & dark grey window frame colour

Environmental Design

This new loft will considerably upgrade the thermal performance of the house, reducing heat losses. Window, wall and roof build-ups will exceed building regulations standards.

Summary

The proposed zinc clad mansard type loft with substantial front set back is believed to provide a sympathetic high quality addition to this house, providing much needed additional space while maintaining the character of the property and not detracting from the architectural integrity of the terrace.

Please get in touch if you have any queries regarding this application.

Kind Regards

Mike Begent

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