

13 GRAFTON CRESCENT, CAMDEN, LONDON NW1 8SL DESIGN AND ACCESS STATEMENT



1.0 INTRODUCTION

This Design and Access Statement has been prepared to provide further detail with regards to the proposed works at 13 Grafton Crescent, NW1 8SL. The property is a three storey, Victorian terraced house. It is unlisted and is not within a conservation area. The application seeks to erect a mansard roof extension by expanding the existing loft space and removing the existing valley roof. This statement should be read in conjunction with the following drawings:

- 247-001 – Site Plan
- 247-002 - Plans
- 247-003 – Section A-A
- 247-004 – Section B-B
- 247-005 – Section C-C
- 247-006 – Section D-D
- 247-007 – Rear Elevation
- 247-008 - Axo

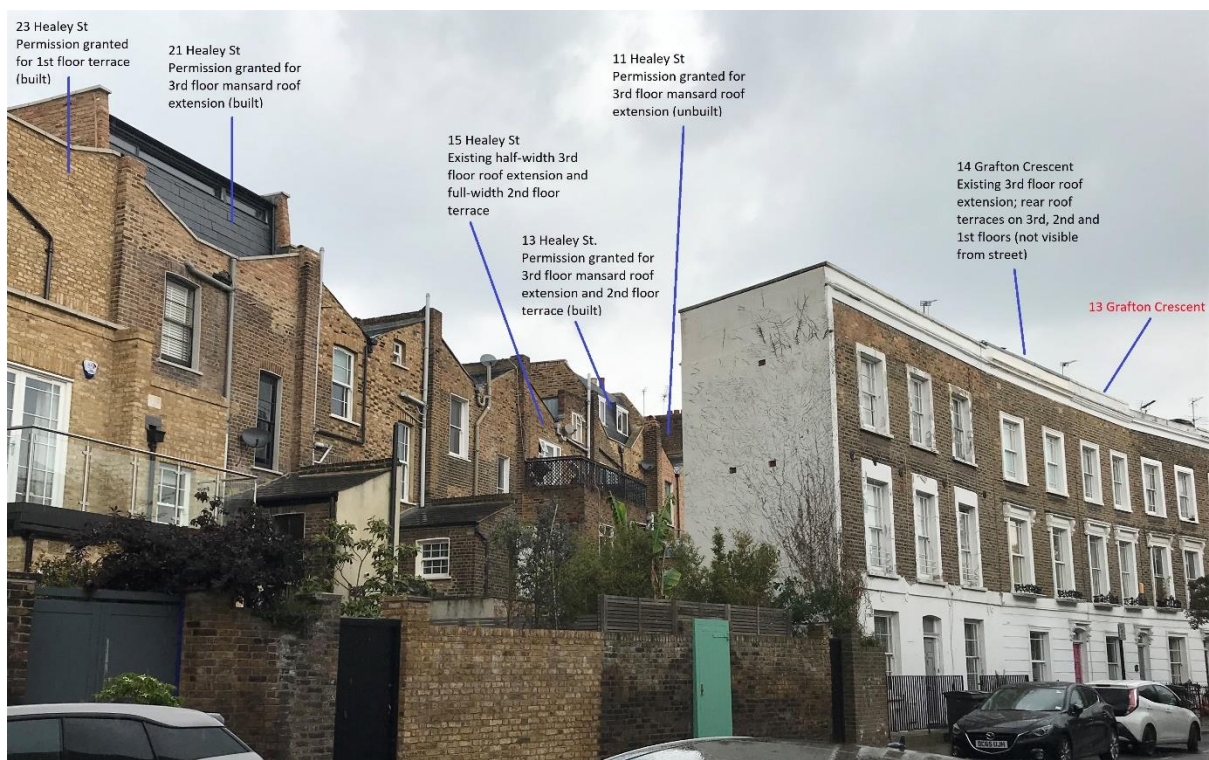
1.1 PROJECT AIMS

The purpose of this project is to create a living space suitable for a multi-generational family of six. The property at present is already home to a family of five, and requires expansion to meet standards set out by the Department for Communities and Local Government (DCLG) Aug. 2013 Housing Standards Review. The property comprises a living space and a combined kitchen/dining space to the ground floor, with bedrooms and bathrooms on the first and second floors. The kitchen/dining space at present is too small to fit a table that seats five persons whilst also providing the minimum 1200 mm space in front of kitchen appliances specified in the Housing Standards Review. This proposal would solve this problem by extending the kitchen into the garden. In doing so, some outdoor space would be lost. However, the proposed design ensures that recommended guidelines for outdoor space are also maintained, by adding a roof terrace to the third floor. An additional third floor bedroom would be built, providing accommodation for an elderly grandmother in a multi-generational setting.

1.2 SETTING

Grafton Crescent is a small, residential street, predominantly formed of mid-Victorian terraced houses, with some modern construction at the northern end. Number 13 is situated on the west side of the street at the southern end of a Victorian terrace, which ends two doors down at Number 15. Further along to the south, the Grafton Crescent streetscape is formed by the rear elevations of properties with addresses on neighbouring Healey Street. While the area is not in a conservation zone, it provides an attractive example of the smaller-scale Victorian residential architecture of West Kentish Town. The present design has been conceived to comply with Camden planning guidelines and to enhance the built environment. First and foremost, none of the proposed construction would be visible from the street, ensuring it has no impact on the public streetscape.

Mansard roof extensions and roof terraces of the type proposed in this design are common features on the street. As the streetscape below shows, several have received planning permission at neighbouring properties in the past five years.



2.0 DESIGN

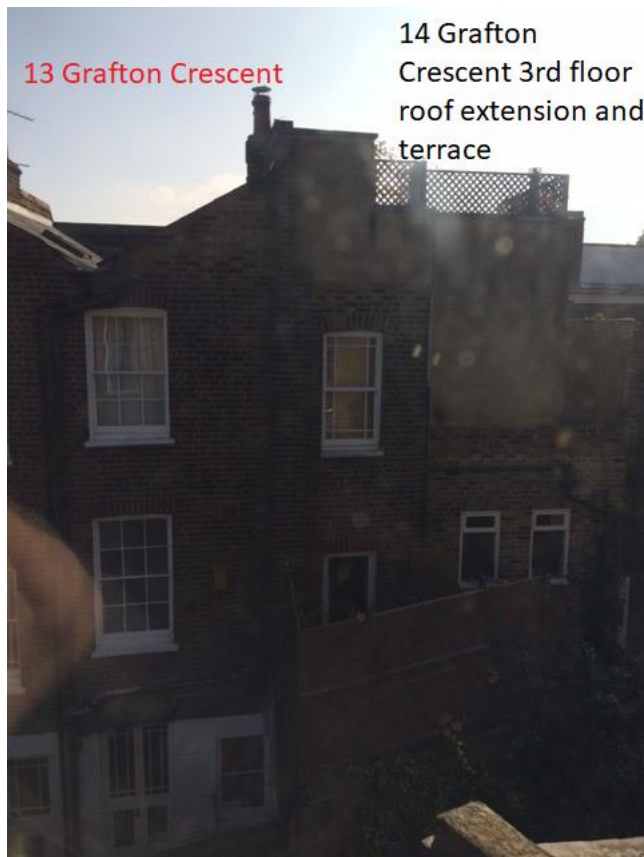
The mansard roof extension will be set back from the front elevation, as stipulated in CPG1 Design. This set-back, coupled with the angle of the front roof slope, ensures the mansard will not be visible from street level. This has been the standard required of mansard roof extensions which have received Camden planning permission in Healey Street in recent years, at addresses 21, 13, 11, 8 and 4 Healey Street.

Drawings 247-003 – Section A-A and 247-006 Section D-D, demonstrate the extension cannot be seen by pedestrians from the pavement on the opposite side of the street, and further illustrate the proposed mansard will have no visual impact on its surroundings. The rear roof slope will have a pitch, in line with CPG1 and the proposed dormer windows will align with the fenestration below.

The materials used will be in keeping with the surroundings and sensitively integrate into the existing built form. The roof slopes will be clad with a dark grey standing seamed roof, to match the colour of the slate tiles to the neighbouring properties.

The extension and terrace would be visible only from the rear of the property, part of a triangle of gardens formed by Prince of Wales Road, Healey Street and Grafton Crescent. Within this triangle, full-width mansard-style roof extensions are common, and a majority of properties have outdoor terraces on the first, second or third floor rear elevations, including some for which planning permission was recently granted.

Camden planning guidelines generally discourage replacing period valley roofs where they form an uninterrupted line. However, that is not the case at 13 Grafton Crescent. The valley roof of the adjacent property, 14 Grafton Crescent, has already been replaced with a third-floor roof extension, featuring a door that opens onto a third-floor roof terrace, a full-width balustrade and 2-metre-high wooden trellis to the rear. That property also has two other rear roof terraces, also with trellises, on the second and first floors.



View of rear of 13 and 14 Grafton Crescent, showing roof extension and terraces at first, second and third floor level at number 14.

The two properties directly to the rear of 13 Grafton Crescent -- 11 Healey Street and 13 Healey Street -- have both been granted planning permission to build third floor mansard roof extensions. In the case of 13 Healey Street, permission was also given for a second-floor roof terrace on an extension to the rear elevation, directly overlooking the rear garden of 13 Grafton Crescent and other neighbouring properties. Construction has since been completed.



13 Healey Street with second floor terrace and third floor mansard roof extension, as seen overlooking the garden of 13 Grafton Crescent. The first-floor terrace at 14 Grafton Crescent, one of three roof terraces to that property, is also visible at left.

3.0 PRECEDENT PLANNING APPLICATIONS

The following is a partial list of planning applications for mansard roof extensions and terraces given approval in the last seven years in the triangle formed by Healey Street, Grafton Crescent and Prince of Wales Road.

Address	Date granted	Permission granted for:
21 Healey Street	29-06-2020	Mansard roof extension
29 Prince of Wales Rd	15-01-2021	First floor rear terrace
13 Healey Street	06-09-2019	Mansard roof extension & 2 nd floor rear terrace
26 Healey Street	05-09-2019	First floor rear terrace
8 Healey Street	04-02-2018	Mansard roof extension
11 Healey Street	07-08-2017	Mansard roof extension
16 Healey Street	01-09-2016	Mansard roof extension
23 Healey Street	12-01-2016	First floor rear terrace
4 Healey Street	03-09-2015	Mansard roof extension
21 Prince of Wales Rd	28-01-2014	Mansard roof extension

4.0 ACCESS

Access to the property from the outside will remain unchanged as a result of the proposals described above. Within the property, accessibility will be improved in the kitchen/dining area by increasing

the space in front of appliances in the kitchen, to meet the 1200mm minimum guidelines set out in the English Nationally Described Housing Standards of 2013, published by the DCLG.

5.0 ENVIRONMENT

The proposed works include measures to conserve natural resources by improving the thermal efficiency of the building envelope. The proposed mansard roof extension will be built from high quality sustainable materials and to a high standard ensuring low U-values and good thermal performance. The extension to the rear of the property will replace low-performance timber-framed single-pane French doors and casement windows with high performance thermal glass units. Radiators throughout the ground floor will be replaced with high-efficiency, high-surface-area under-floor heating, which will also be installed in all newly constructed areas. This will make the entire Victorian property suitable for conversion from gas central heating to emissions-free operation using an electric heat pump, in line with UK government goals to reduce net greenhouse gas emissions substantially by 2030 and to net zero by 2050.

6.0 RELEVANT PLANNING POLICY

NPPF (2012)

Section 7 Requiring Good Design

London Plan 2015 (FALP)

Policy 7.4 Local Character

Policy 7.6 Architecture

Camden Core Strategy

Policy CS14 Promoting High Quality Places and Conserving our Heritage

Camden Development Policies

Policy DP24 Securing High Quality Design

Policy DP26 Managing the impact of development on occupiers and neighbours

Camden Planning Guidance CPG 1 Design

7.0 CONCLUSION

The provision for the proposed mansard roof extension is consistent with current Camden planning guidelines and aims to meet the driving principles of high quality design in the Borough. The overall appearance and scale is subservient to the original building and respects views from surrounding properties. The set back and angle of the front roof slope means that the proposals will not be visible from street level. In light of these considerations, planning permission should be granted.