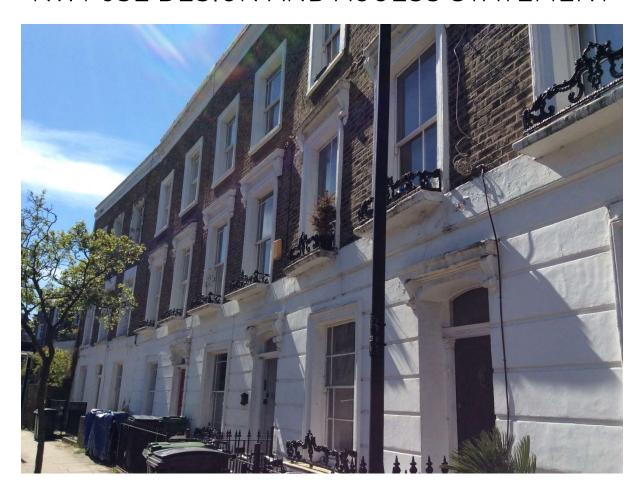
# 13 GRAFTON CRESCENT, CAMDEN, LONDON NW1 8SL DESIGN AND ACCESS STATEMENT



#### 1 INTRODUCTION

• This proposal seeks a small external terrace for 13 Grafton Crescent located on part of the roof of the recently granted ground floor rear extension.

#### 2 SITE APPRAISAL

#### 2.1. Physical Context

• The property is on Grafton Crescent, made up of Victorian terraced houses and modern architecture. It is not in a conservation area, but is locally listed alongside some neighbouring houses on the crescent.

#### 2.2 Access

- 1 The roof terrace will be accessed via a door to fit the existing window opening width.
- 2 The terrace will only be accessible internally from within 13 Grafton Crescent.
- 3 The doorset giving access to the terrace will incorporate a level access threshold.
- 4 The new door will provide a clear opening of at least 1170mm.
- 5 A large number of neighbouring properties have first and second and third floor roof top terraces

# 3 SITE PHOTOS

• The images below show the roof terraces which exist on the first and second floors on the surrounding properties on Grafton Crescent and Healey Street/Grafton Crescent. As you can see from the annotations there are a large number of roof terraces to the rear of the properties in this area, some of which can be seen from the street on Grafton Crescent which sets a strong precedent for this proposal.

Below: Street view from Grafton Crescent showing many roof terraces at first and second floor level.

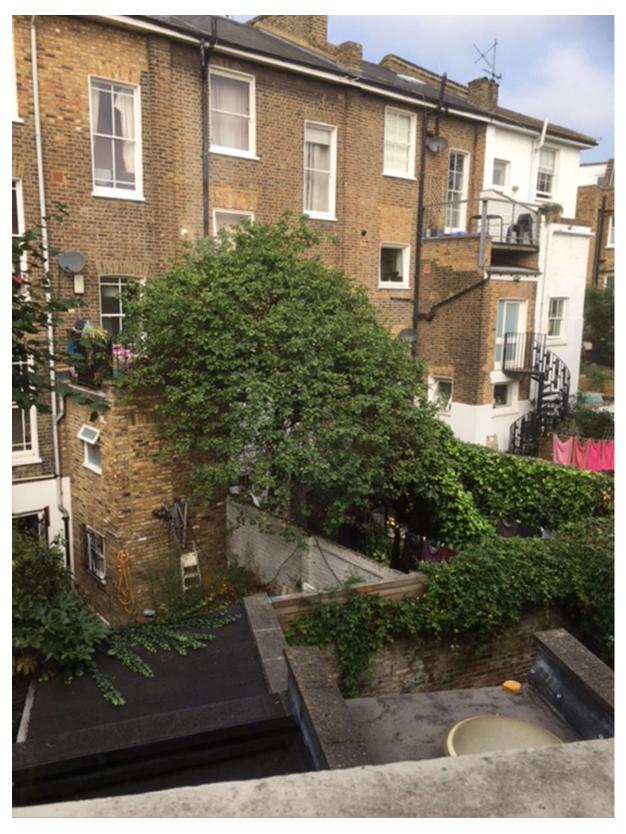


Below: Rear views from the property showing roof terrace at Flat 2, 13 Healey Street directly behind (Planning permission granted: 2019/4129/P, and in photo below from the property's back yard), roof terrace at 15 Healey Street, and roof terrace directly next door at 14 Grafton Crescent.





Flat 2, 13 Healey Street – as seen from the rear of 13 Grafton Crescent – recently granted planning permission for roof terrace (2019/4129/P)



Above: further roof terraces at  $1^{\rm st}$  and  $2^{\rm nd}$  floor level as seen from the rear of the property.



Street view of Grafton Crescent showing numerous further roof terraces, at numerous levels.

## 4 DESIGN

#### 4.1 Use

• The proposal will provide much needed outdoor space for the applicants' growing multigenerational family who reside at 13 Grafton Crescent.

#### 4.2 Amount

- The proposal adds 4 sqm outdoor area to the building. This is in line with mayoral standards for a 3B5P property.
- The total area of the property is 120sqm.

#### 4.3 Scale

- The proposed terrace is inset from the edges of the roof, and will only cover a minor part of it.
- The roof terrace is subordinate to the main dwelling, incorporating a modest and simple metal balustrade, and will not in any way dominate the host building.

#### 4.4 Layout

- The terrace would be accessed through a door which is situated on the first floor of the building.
- The terrace would not be used for habitable rooms.

### **5 EVALUATION**

#### 5.1 Overview

- The proposed terrace will not affect the existing street frontage.
- A large number of adjacent properties, including direct neighbours, have roof terraces on first, and second floor levels, which are similar or greater in size, and appear far more dominating, many have recently been given planning permission. Please see attached photos.
- Due to the varied inconsistent nature of the rear of nearby properties, including adjacent properties on the local list, additions to the rear would not be detrimental to the character of the street.

## 5.2 Design Approach

- The proposal will aim to enhance the property and will be in keeping with the character of the neighbourhood.
- Material use throughout will be consistent with the character of the area and the existing building.
- The terrace to the rear will be subservient to the principle facade of the building.
- The new outdoor space will provide much needed amenity space for the dwelling.
- The additions will be carefully designed to ensure it does not detract from the quality of the rear of the property.