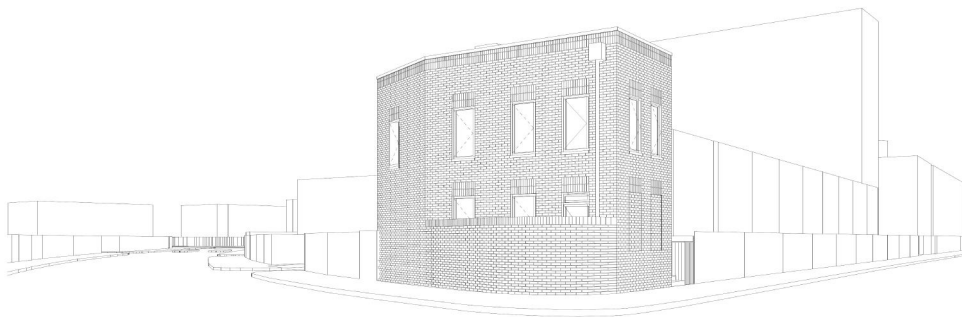


Site A, Grafton Road

SITE A GRAFTON ROAD
DESIGN AND ACCESS STATEMENT

003_DOC_001_Rev00
September 2022





Photograph of Site A, Grafton Road, August 2022.

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For further information please contact:

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Studio Fix

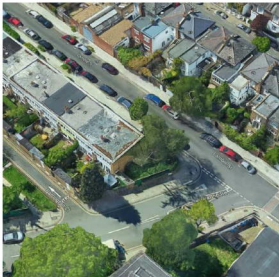
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Introduction

SITE

This Design and Access Statement forms part of a full planning application for new two bedroom family home on Grafton Road, Gospel Oak, NWS, London.

The aim of this document is to demonstrate that the proposed development of Site A, Grafton Road, into a single residential dwelling will have a positive impact on the street and the local area.



Aerial view of Site A, Grafton Road



Location plan Site A, Grafton Road

Application Site

Application Site and Setting

CONTEXT

The site has never been developed before. The site sat within the Gospel Oak Brick Works throughout the 19th and 20th centuries. Today the site sits within the Lamble Street Estate, a post war, local authority housing estate in Gospel Oak, north London. The estate sits north of the mainline railway into St Pancras, which is set into a cut in the land. To the east, across Grafton Road is Kiln Place; a four to five storey local authority housing estate built in the 1960s and to the west are two, four storey blocks housing two storey maisonettes. To the north is a street of Victorian houses, Oak Village and Mansfield Road and Hampstead Heath are beyond. Gospel Oak is the nearest station, on the London Overground line. Kentish Town Underground station is within 15 minutes walking distance. The area is well served by bus routes and the recreational facilities in Parliament Hill and shops on Mansfield road and Highgate road are all within walking distance.

CONSERVATION AREA

The site sits a few streets away from the Mansfield Conservation Area. The site is directly opposite the Oak Village Villas which are locally listed and provide a historical character to the area.

PLANNING CONTEXT

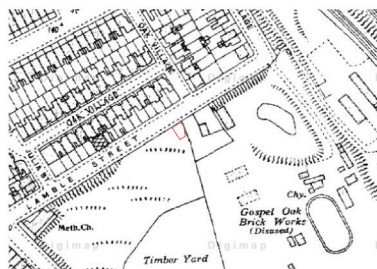
In 2012, Camden Council commissioned Karakusevic Carson Architects (KCA) to develop a feasibility study for a number of infill sites within the Lamble Street estate. In June 2013, Hayhurst and Co. were appointed to lead a design team, to continue the development of three Grafton Road sites A, B and C. In April 2015 the proposals for the three sites were granted planning permission 2014/4270/P. In September 2022 Camden Council approved the sale of two sites A+B, with Site C being retained as public space. The sites will now be offered to applicants on the Self Build Register.

SITE A, GRAFTON ROAD



Existing map from the Camden conservation mapping website.

- Application Site
- Mansfield Conservation area
- Local Listing Oak Village Villas



Historical Map from the 1930's.

Existing Site

EXISTING CONDITION

Site A sits on the junction of Lamble Street and Grafton Road and is 70sqm. It is a prominent site visible down Lamble Street and from the junction to Oak Village. The site has a brick boundary wall with metal railing and gate which appear to be original to the development of the estate. There is one silver birch trees that will be removed as per the development.

This application is to retain the existing footprint of the site unlike the previous application 2014/4270/P, which required a stopping up order. The previous application is outlined in blue.



Existing Site

EXISTING VIEWS

From the surrounding streets. The site is currently a vacant plot with overgrown vegetation.



SITE A, GRAFTON ROAD

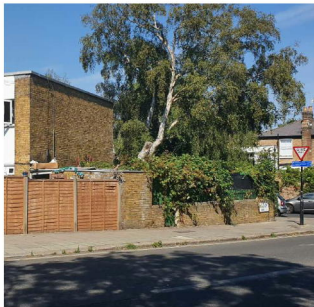


A. View East from Lambie Street



B. View West from Lambie Street

This application proposes to retain the existing boundary wall.



C. View North from Grafton Road

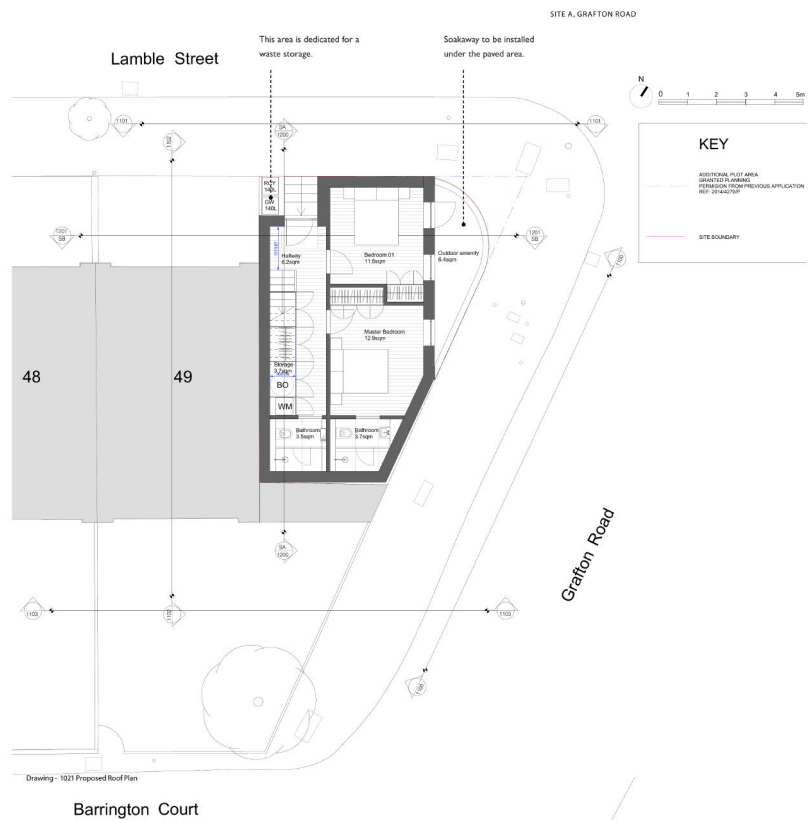


D. View South from Grafton Road

Proposals

PROPOSED GROUND FLOOR

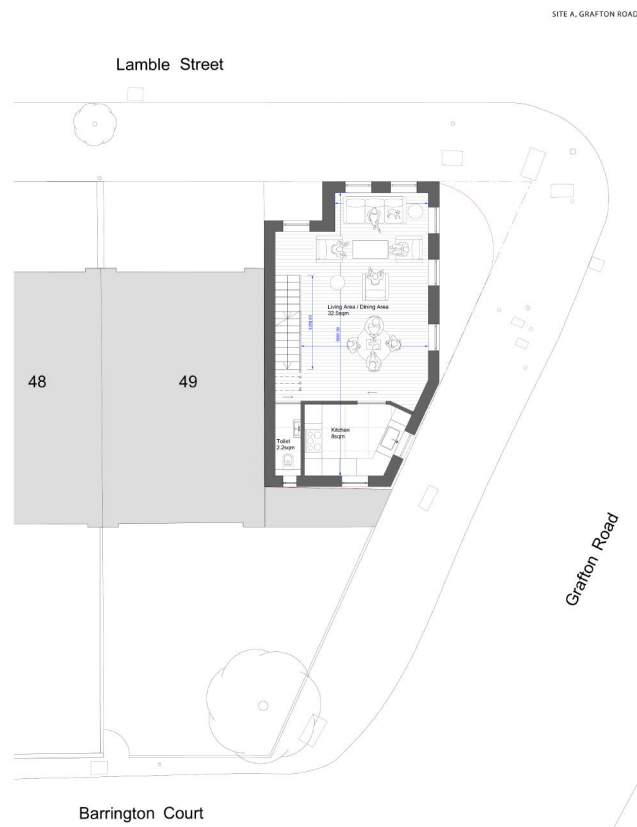
Because of the constraints of the ground floor the proposals intend to flip a traditional living arrangement with bedrooms on the ground floor and living on the first. Due to the adjacency to the public footpath the proposals maximise the privacy and natural light to the site. Each bedroom has east facing windows for morning light. The ground floor also provides storage and plant space utilising lack of aspect. Under the proposed outdoor amenity space we will provide a soakway for storing the rainwater runoff. We might also use a water bud to collect water for irrigation purposes.



Proposals

PROPOSED FIRST FLOOR

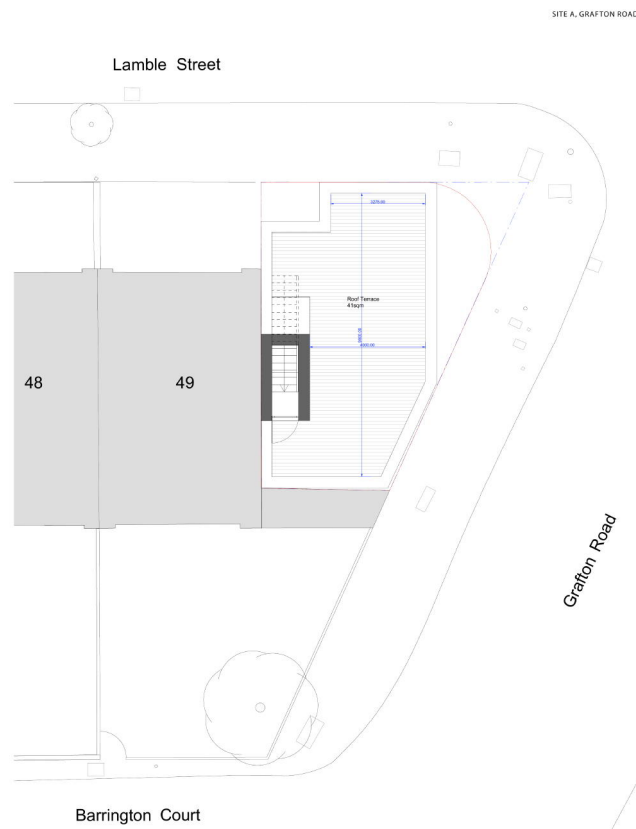
The proposed first floor maximises the views and natural light. This arrangement allows the living and dining to benefit from the cross ventilation and good light/aspect. The other benefit is that the first floor is connected to the roof terrace.



Proposals

PROPOSED ROOF PLAN

The proposed Roof Plan allows for a large outdoor amenity space. The outdoor area would have decking to provide an area to grow vegetables, plants or install Photovoltaic panels. This large space is a fantastic benefit to the property.



Proposals

PROPOSED NORTH ELEVATION

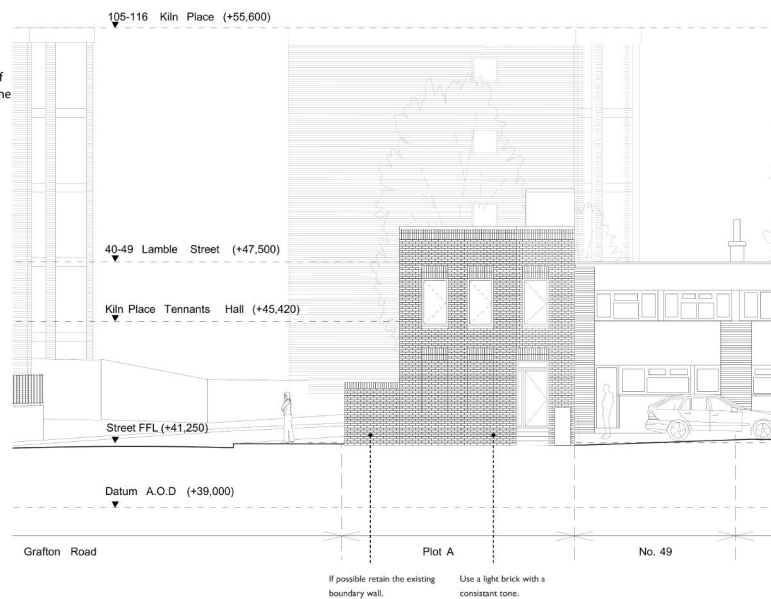
The massing borrows the arrangement from the villas in Oak Village. The stepping away from the street allows extra privacy for entering the property and give an area for waste storage. The form and facades are of prosaic but have a sense of decorum that resembles the architectural heritage of the area. The proposals would seek to use a light brick for the facades similar to other infill developments around the site.



Photograph of a property on Oak Village taken August 2022. Example of the entrance stepping back from the street.



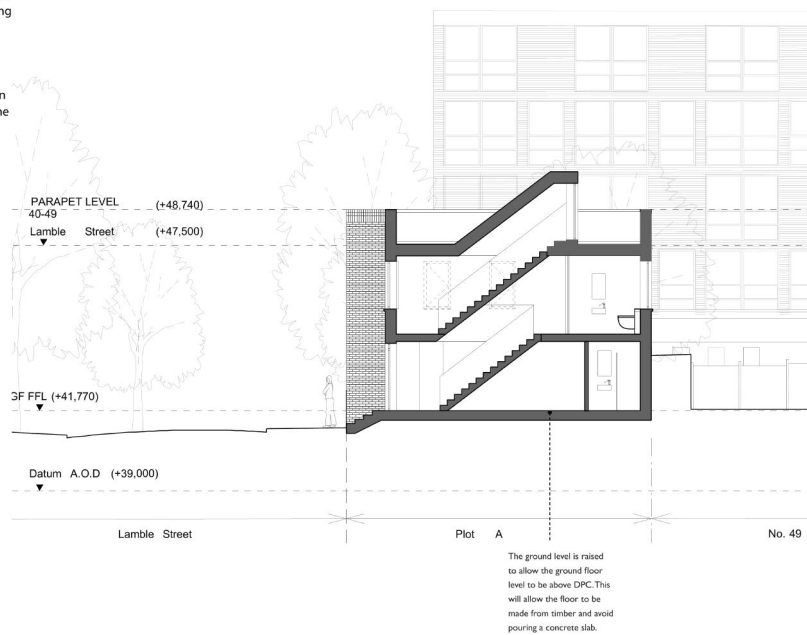
Example of a light brick used on Kiln Place by Peter Barber Architects.



Proposals

PROPOSED SECTION A

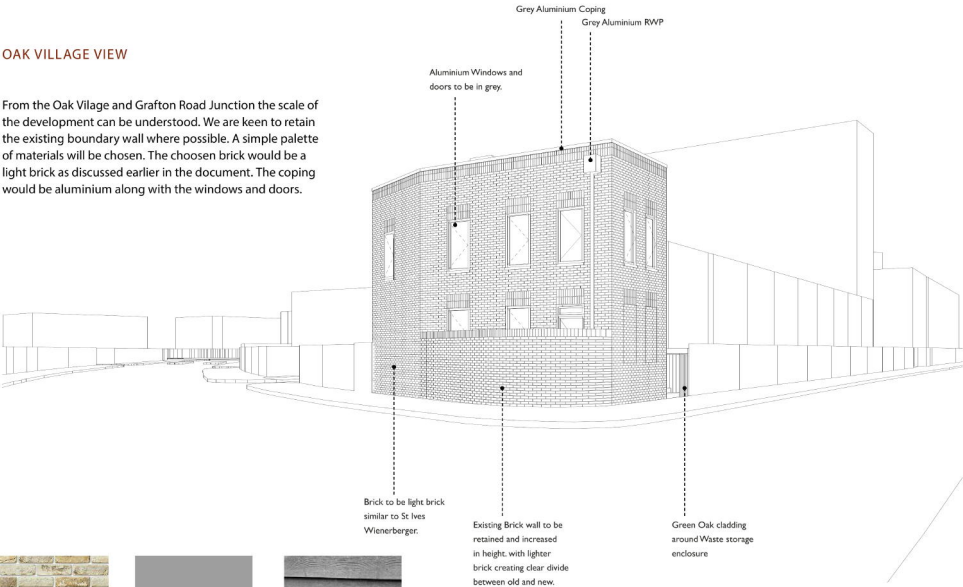
The height of the development is 1.2m above the Lamble Street properties. As the land surrounding the site is on a slope. We thought it is important from the beginning to plan for the raising of the ground floor level to allow the ground floor to be above DPC. This could allow for the floor construction to be made from timber rather than pouring a concrete slab which would increase the embodied carbon of the project. The ground floor has a floor to ceiling height of 2.4m and the first floor 2.6m



Proposals

OAK VILLAGE VIEW

From the Oak Village and Grafton Road Junction the scale of the development can be understood. We are keen to retain the existing boundary wall where possible. A simple palette of materials will be chosen. The chosen brick would be a light brick as discussed earlier in the document. The coping would be aluminium along with the windows and doors.



Wienerberger Brick, St Ives Cream (Note with light mortar)



Aluminium coping, windows and doors to be in a grey RAL 9007.

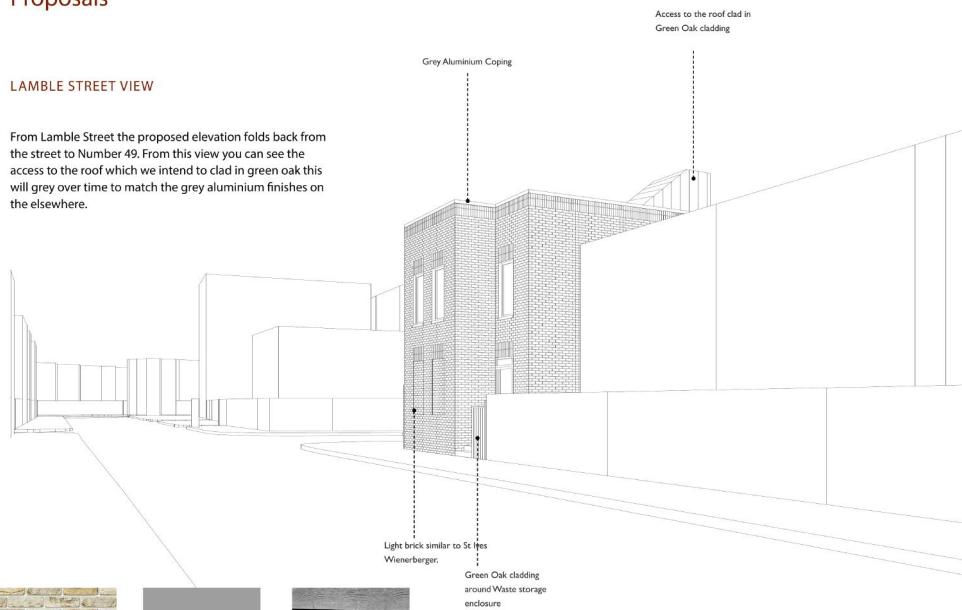


Waste storage enclosure to be made from Green Oak.

Proposals

LAMBLE STREET VIEW

From Lamble Street the proposed elevation folds back from the street to Number 49. From this view you can see the access to the roof which we intend to clad in green oak this will grey over time to match the grey aluminium finishes on the elsewhere.



Wienerberger Brick St Ives Cream (Note with light mortar)



Aluminium coping, windows and doors to be in a grey RAL 9007.

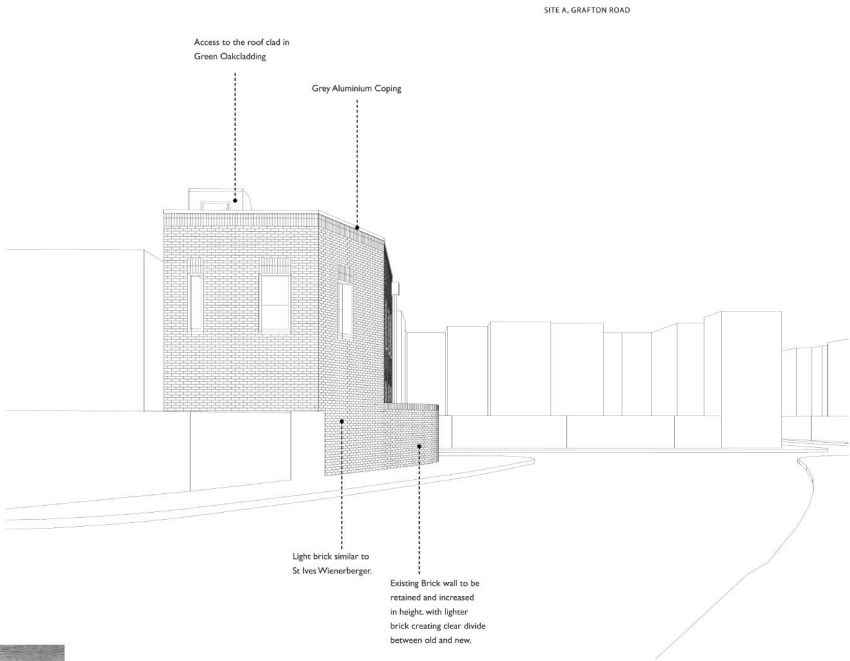


Roof Access and Waste storage enclosure to be clad in Green Oak.

Proposals

GRAFTON ROAD VIEW NORTH

The southern elevation shows how the proposal will form part of the edge of the street.



Wienerberger Brick, St Ives Cream (Note with light mortar)



Aluminium coping, windows and doors to be in a grey RAL 9007.



Roof Access and Waste storage enclosure to be clad in Green Oak.

Conclusion

STITCHING INTO THE LOCAL FABRIC

The proposal respects the local scale and context whilst managing the site constraints.

The house is kept to two storeys like the immediate context whilst providing a comfortable family home which could be affordable to build.

Significant thought has been taken in reducing the amount of excavation and demolition require. We are looking to retain the perimeter wall where possible and raising the ground floor reduces the excavation and heavy vehicles coming to site. Where possible we try to reduce the operational cost of the building by using passive ventilation, (installing PV panels could be done at a later date.) The proposal would endeavour to use sustainable products reducing the embodied carbon where ever possible through Technical Design.



Photograph of the site from Lambie Street taken in August 2022.

DRAWING / DOCUMENT ISSUE SHEET

EXISTING DRAWINGS

003_A_0010_Site Location Plan	Rev 00
003_A_0000_Existing Ground Floor Plan	Rev 00
003_A_0100_Existing East Elevation	Rev 00
003_A_0101_Existing North Elevation	Rev 00
003_A_0102_Existing West Elevation	Rev 00
003_A_0103_Existing South Elevation	Rev 00
003_A_0200_Existing Section A	Rev 00
003_A_0201_Existing Section B	Rev 00

PROPOSED DRAWINGS

003_A_0011_Proposed Site Plan	Rev 00
003_A_1000_Proposed Ground Floor Plan	Rev 00
003_A_1001_Proposed First Floor Plan	Rev 00
003_A_1002_Proposed Roof Plan	Rev 00
003_A_1100_Proposed East Elevation	Rev 00
003_A_1101_Proposed North Elevation	Rev 00
003_A_1102_Proposed West Elevation	Rev 00
003_A_1103_Proposed South Elevation	Rev 00
003_A_1200_Proposed Section A	Rev 00
003_A_1201_Proposed Section B	Rev 00

VISUALISATIONS

003_A_View 1_Grafton Road South View	Rev 00
003_A_View 2_Lamble Street View	Rev 00
003_A_View 3_Grafton Road North View	Rev 00

ADDITIONAL DOCUMENTS

DOC_001_Design and Access Statement	Rev 00
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