

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 locally listed and is not within a Conservation Area. The application seeks to erect a traditional, fully sympathetic mansard roof extension which will not be visible from the street, by expanding the existing loft space. 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 – Front Elevation
- 247-008 – Axo

1.1 THE SITE:

Grafton Crescent is an attractive residential street formed of a mix of modern houses and flats and early Victorian period houses, some three storeys and some four storeys high. It is not in a conservation area and none of its buildings are included on the NHLE register of listed buildings, however number 13 is one of several that are included in the Camden Council local list.

Number 13 is part of a terrace of period buildings on the east side of the crescent, stretching from numbers 7-15. The odd numbered buildings 7, 9, 11 and 13, but not 15, are included in the local list. The even numbered buildings 8, 10, 12 and 14 are excluded, as is number 15.

Adjacent to the terrace to the north is a modern, four-storey building, originally an office, now converted to flats. The neighbouring property at 14 Grafton Crescent has a broken valley roof with, instead, a non-traditional roof extension with terrace.

To the south of the terrace, the Grafton Crescent street front is formed of rear elevations of period buildings with addresses on adjacent Healey Street, six of which are accessed by entrances on Grafton Crescent. Most of these have modern extensions fronting onto Grafton Crescent, including several with bulky, modern-styled mansard roofs, granted planning permission in the past four years. One of the aims of this proposal, in line with CPG-HI 21 guidance, would be to restore balance to the overall street, by using traditional materials and design - and more harmonious proportions than other recent extensions now visible from Grafton Crescent - which threaten to overwhelm the early Victorian streetscape. The proposed traditional mansard would not be visible at street level.



ABOVE: Satellite image showing roof extension and terrace at 14 Grafton Crescent, and the flat roof at 15 Grafton Crescent, the mansard roofs on Healey Street, accessed by entrance doors on Grafton Crescent, are also fully visible at street level from Grafton Crescent.



Photo taken from Grafton Crescent of fully visible mansard roof (Healey Street address, but with entrance on Grafton Crescent)



Photo taken at south end of Grafton Crescent, showing broken valley roof, visible at street level.



Photo taken at street level on Grafton Crescent, showing many varied structures with planning permission. Previous granted planning permissions have praised the ramshackle nature of the backs of the houses. As a reminder, the proposed construction, will not be visible in any way at street level. It will be subordinate to the host building, and fully traditional in design.

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 traditional angle of the front roof slope ensures the mansard will not be visible from street level.

Drawings 247-003 – Section A-A and 247-006 Section D-D, demonstrates the extension cannot be seen by pedestrians from the pavement on the opposite side of the street and further illustrates 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.

As the directly adjacent building, number 14 Grafton Crescent, already features an additional storey roof extension and terrace, this proposal would not interrupt an existing unbroken roof line. Number 15, next door to that, has a flat roof, with no valley. Nevertheless, care has been taken throughout to observe the following principles set out by Camden Council in CPG-HI 21:

1. **Traditional materials and design.** “In general, a traditional approach for mansard extensions would be preferred for traditional buildings.” (CPG1) This is achieved by observing the following recommendations as set out in CGP1:
 - a. “Retention of roof features such as original cornice, parapet, and chimney stacks”

For our proposal the rear butterfly roof profile will be retained, the front parapet will not be affected, the chimney stacks will be retained . Furthermore, the mansard would accommodate appropriately sized dormers.

- b. "Materials to complement the existing roof and building and respond to the neighbouring context."

The roof will be made with entirely traditional materials of natural slate tiles, to work in sympathy with the Victorian era of the house. The materials for the proposed roof will be in keeping with the surroundings and sensitively integrate into the existing built form. The roof slopes will match the colour of the slate tiles to the neighbouring properties.

- c. "Be subordinate to the host building."

The design of the roof will be fully sympathetic to the host building, mimicking original Victorian mansards in design, and unlike many surrounding mansards will provide an excellent example for any further extensions on the crescent and surrounding area.

- d. "Include features informed by the host building and surrounding context."

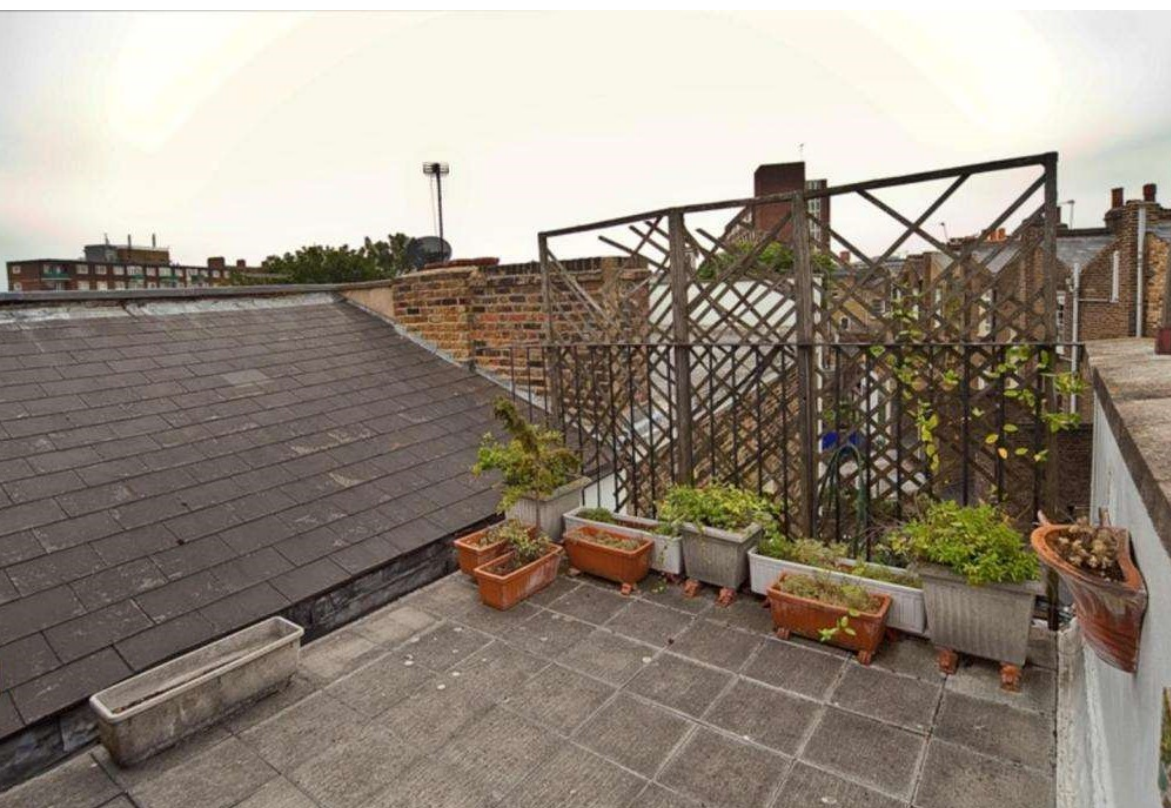
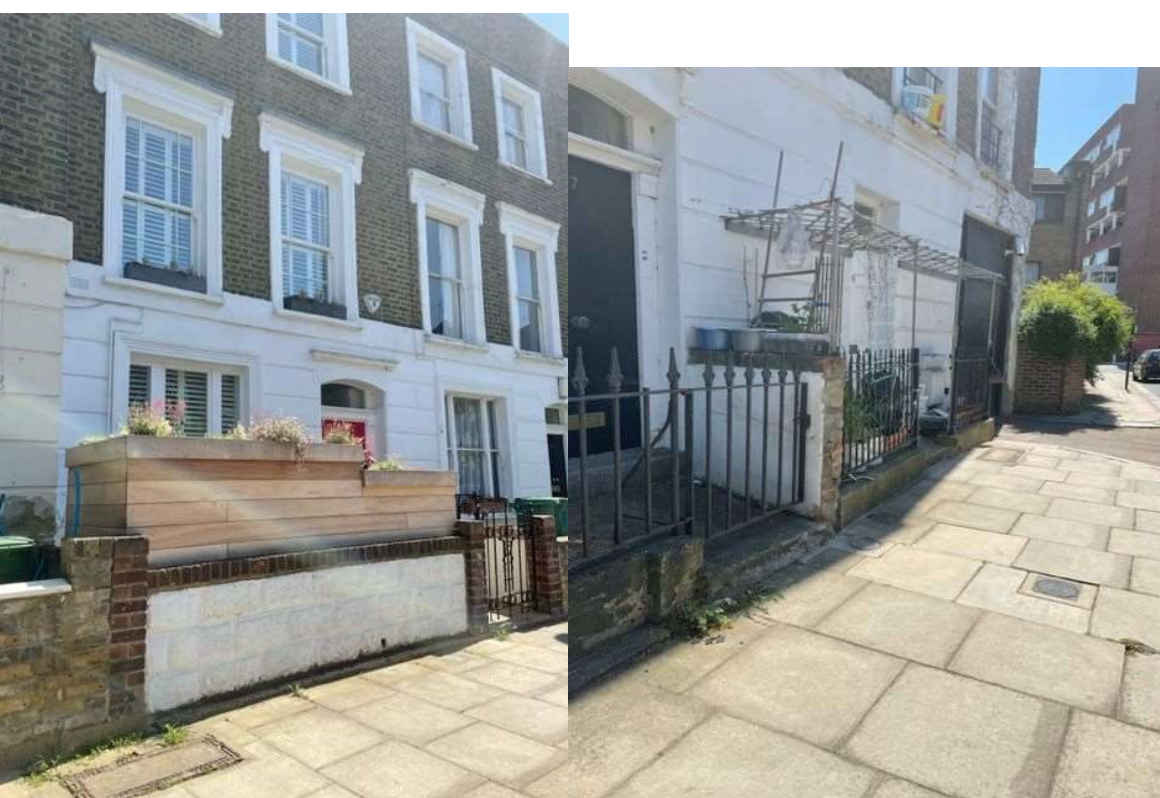
Please see drawings which confirm the design adheres to this.

2. Sympathetic to street scene and wider area.

"Be aware of the prominence of your home's roof to appreciate what impact an additional roof level would have on the streetscene and wider area." (CPG-HI 21, p. 51) Protecting the streetscape is achieved foremost by ensuring that the extension is not visible from street level. In addition, the plans are informed by the following guidance:

- a. "There are cases when an additional roof level could help re-unite a group of buildings and wider townscape. You should consider the scale of the adjacent development if proportionate to the host building and streetscene and reflect this into your proposal."
- b. "The previous guidance presented a hard line approach of restricting development at roof level on any unbroken roofline. Under this guidance, a more flexible approach is proposed, to give more weight to existing older extensions and to those allowed under permitted development, in the immediate context of the building being proposed for extension, within and outside Conservation Areas." (p. 45)

As seen from the accompanying photos and satellite image - the roof extension next door at number 14 Grafton Crescent breaks the roof line, as well as the flat roof of number 15. The parapets as seen from the front of the crescent are all at varying levels, whether locally listed or not. The proposed roof extension will unite the random roof extension at number 14, and set a wonderful example of traditional architectural design for future development.



Fully visible structures that have been built on Grafton Crescent with and without planning permission - from top left, bike storage at locally listed No. 20; top

right, hanging front garden trellis and surrounds No. 16; above one of the roof terraces and broken valley roof at adjacent No. 14

Please note Grafton Crescent also features a variety of housing, both modern and traditional at varying heights. Grand Designs house, below, a totally modern build at 16a, and numerous visible modern properties, including the water board building, a 4 storey modern construction, and some lower 3 storey 1980s and 1990s houses on either side of the crescent. As shown in these three photos.





Above: 13 Healey Street with second floor terrace and third floor mansard roof extension as seen from the rear garden of the proposed site.



This photo shows the rear of our house to the left and the massively altered roofline next door at number 14 on the right.

3.0 PRECEDENT PLANNING APPLICATIONS

Below are a selection of locally listed properties in the surrounding streets granted recent planning permission for a mansard roof extension or roof alterations. There are many more examples in the wider borough and of non locally-listed Victorian houses, such as on neighbouring Healey Street which becomes part of the visible streetscape of Grafton Crescent.

Address	Planning Application Date/No:
29 Fortess Road	2017/3552/P
58 Hadley Street	2016/4229/P
51 Pratt Street	2017/5151/P
1 Raglan Street	2022/0473/P
21 Healey Street	29-06-2020

23 Healey Street	21-02-2020
13 Healey Street	06-09-2019
8 Healey Street	04-02-2018
11 Healey Street	07-08-2017
16 Healey Street	01-09-2016
4 Healey Street	03-09-2015

4.0 ACCESS

Access to the property will remain unchanged as a result of the proposals described above.

5.0 ENVIRONMENT and SUSTAINABILITY

Increasing the energy efficiency of the existing building stock in the Borough is a critical component of reaching a Net Zero Carbon future.” (CPG-HI 21, p. 19)

- a. “The installation of insulation and inclusion of renewable energy measures such as photovoltaics, solar thermal, and heat pumps can improve the comfort of your home, reduce your carbon footprint and overall bill costs.”

Improved insulation. The existing valley roof provides poor insulation to the property, resulting in high heating costs and carbon emissions. A survey by British Gas engineers found the property was unsuitable for fitting loft insulation as presently configured, as there is no suitable gap in the loft between the ceiling joists of the top floor and the valley gutter of the roof above. Fitting a mansard roof would resolve this problem and allow for a properly insulated roof.

Solar electricity generation. The project calls for the installation of photovoltaic solar panels. The mansard would double the roof area suitable for such panels, as half of the existing valley roof faces north and is unsuitable.

Both of these changes are strongly recommended under Camden Planning Guidance (see: CPG-HI 21 pp. 18-20)

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.

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. Retaining the existing front parapet, as well as the rear with its butterfly roof profile. It will provide consistency to the roof line, which has hitherto been broken in the adjacent properties, and will serve as a guiding example for any future developments. In light of these considerations, planning permission should be granted.