

Grafton Road Stage 3 Design & Access Statement 02.11.2022

Site Address: 74 Grafton Road
Kentish Town
London

Agent: Mike Tuck Studio
Unit 317, LMO,
2a Ruckholt Road,
London
E10 5NP

Contents

Project Details	3
Introduction	4
Location	5
Conservation Area Guidance	6
Design Intent	11
Materials & Appearance	15
Scale, Amenity & Access	17

<https://www.miketuck.co.uk/>
02085 569 090

checked by	date
Mike Tuck	02.11.2022

This report and its content is the copyright of Mike Tuck Studio Ltd. © Mike Tuck Studio 2021. All rights reserved.

Project Details

Applicants: Rachel Williams & Erik Niemi
Address: 74 Grafton Road, NW5 3EJ
Agent: Mike Tuck Studio
Contact: Mike Tuck 020 8556 9090
Date: 02.11.2022

117_GRA

This statement accompanies the submitted drawings:

SCALE	SIZE	DRAWING TITLE			
1:1250	A1	SITE LOCATION PLAN	1:50	A1	PROPOSED SITE PLAN
1:50	A1	EXISTING SITE PLAN	1:25	A1	PROPOSED GROUND FLOOR PLAN
1:25	A1	EXISTING GROUND FLOOR PLAN	1:25	A1	PROPOSED FIRST FLOOR PLAN
1:25	A1	EXISTING FIRST FLOOR PLAN	1:25	A1	PROPOSED SECOND FLOOR PLAN
1:25	A1	EXISTING SECOND FLOOR PLAN	1:25	A1	PROPOSED SECOND FLOOR HALF-LANDING PLAN
1:25	A1	EXISTING SECOND FLOOR HALF-LANDING PLAN	1:25	A1	PROPOSED ROOF PLAN
1:25	A1	EXISTING ROOF PLAN	1:25	A1	PROPOSED SECTION AA
1:25	A1	EXISTING SECTION AA	1:25	A1	PROPOSED SECTION BB
1:25	A1	EXISTING SECTION BB	1:25	A1	PROPOSED FRONT ELEVATION
1:25	A1	EXISTING FRONT ELEVATION	1:25	A1	PROPOSED REAR ELEVATION
1:25	A1	EXISTING REAR ELEVATION			

Introduction

1. This document describes the proposed alterations to 74 Grafton Road, NW5 3EJ. The site is located within the Inkerman conservation area.
 - 1.1. As with the majority of houses on the street, the property comprises one part of a mid Victorian' terrace. The three storey terraced houses with flat rendered elevations, large glazed windows with stucco surrounds were erected over a relatively short period of time, in the 1850's, which means that the buildings display very similar details and materials. The properties on the street are set behind small (often paved over) front gardens and have good sized rear gardens.
 - 1.2. The majority of the properties on the street have been extended and altered. No. 72 and 78 have large ground floor rear extensions whilst No. 70 has a two-storey rear extension.
 - 1.3. The applicants seek to make modifications to the rear of the property to provide an enlarged kitchen and dining room to accommodate their passion for cooking and to better connect the house with the garden. The design also seeks approval for a new bathroom at half landing level.
 - 1.4. It is intended that the design will be a high quality example of contemporary residential architecture and this document outlines the design approach to the proposed massing, materials and architecture.
 - 1.5. The application has been developed with the assistance and consultation of Charles Rose of The Heritage Practice



fig.1. Front Elevation

Location



fig.4. Location Plan



fig.2. Birdseye View South



fig.3. Birdseye View North

Conservation Area Guidance

2. Camden - Inkerman conservation area statement

2.1. Grafton Road.

Grafton Road links Prince of Wales Road with Gospel Oak to the north. The street gently curves at the junction with Inkerman Road and its southern end was one of the earliest streets in the Conservation Area to be laid out (before 1849). Grafton Road has a dense urban feel with residential, industrial, commercial and retail uses all contributing to the character of the street. Virtually all of the properties in Grafton Road form part of a series of three storey terraced developments, although the date and style in which they were constructed varies. The exceptions to the terraced style of development are No.55, constructed in 1867 by the Primitive Methodists and "Ryland House", constructed in the first half of the 20th century. No.55 has been altered and its use changed several times, from a Methodist Hall to its present office use. Both buildings are on the north west side of the street and are in commercial use.

The east side of the street was fully constructed before 1855. Nos.2-24 were demolished in the 1890s to make land available for the St Pancras Public Baths (see Listed Buildings for details). The remaining terraces (Nos.26-98) remain largely intact, although the brickwork in some of the properties has been rendered (Nos.74-84) or painted in a white or pastel finish (Nos. 26, 28, 30, 38, 40, 74-84, 86, 88, 92). This side of the street is residential in character but is integrated with retail and commercial uses at ground floor level (Nos. 46, 48, 50, 52, 86, 88, 94, 96 & 98). Nos. 98 & 59 Grafton Road, are three storeys high with shops at ground floor level. The buildings are of a simpler design with pairs of sash windows on front elevations defining first and second floors, in London yellow stock brick and No. 98 Grafton Road has a mansard roof, highly visible from the east, at the junction of Willes Road

2.2. 74 Grafton Road.

74 Grafton road is not listed as a building that makes a positive contribution within the conservation area.

The Council supports good new design, where the quality of development enhances the Conservation Area.

Where development detracts from the character and appearance of the Conservation Area, it is often through lack of respect for historic context and the following themes generally recur:

- use of inappropriate materials
- inappropriate bulk, massing and/or height

2.3. It is the ambition of the applicant that with these adaptations 74 Grafton road will be listed as a building that makes a positive contribution within the conservation area.

Existing Site Photographs



fig.5. Front Elevation



fig.6. Rear Elevation

117_GRA

Existing Conditions - History of development on Grafton Road



3. This historic OS map from 1873 shows much larger rear extensions, along this terrace of Grafton Road, which have since been demolished.

There has, therefore, been an historic precedent of rear development to the street that demonstrates an established pattern.

117_GRA



Existing Conditions - Line of development



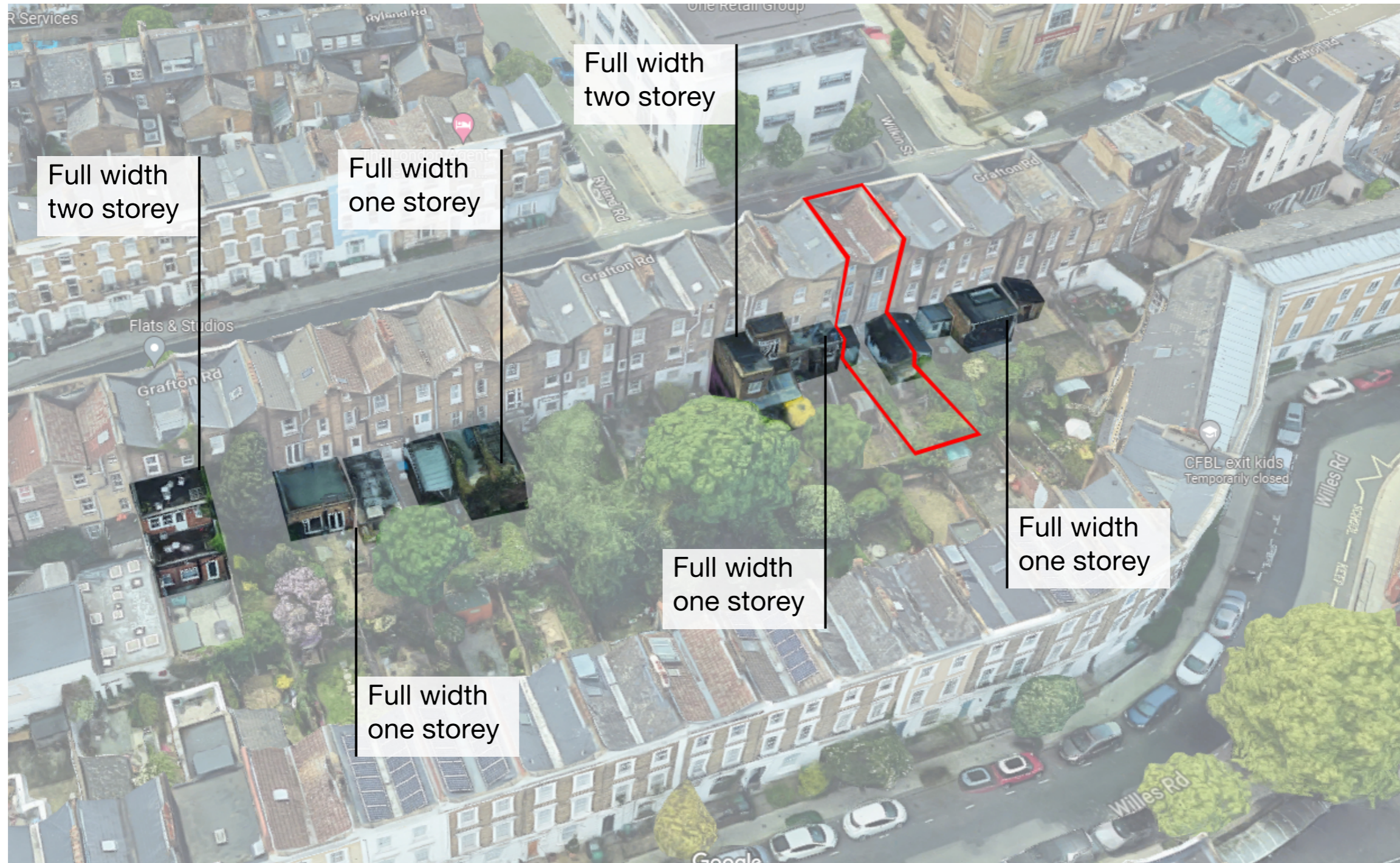
4. The diagram to the left demonstrates the existing conditions of the terrace.

Both sides of this terrace have undergone alterations or extension over the course of their existence.

Extensions to some residential buildings extend far beyond the original line of development.

The majority of developments do not however, comprise the amount of green space to the rear gardens.

Existing Conditions - Full width development



5. The majority of neighbouring properties have minor or major extensions to the rear which range in single and two storey development

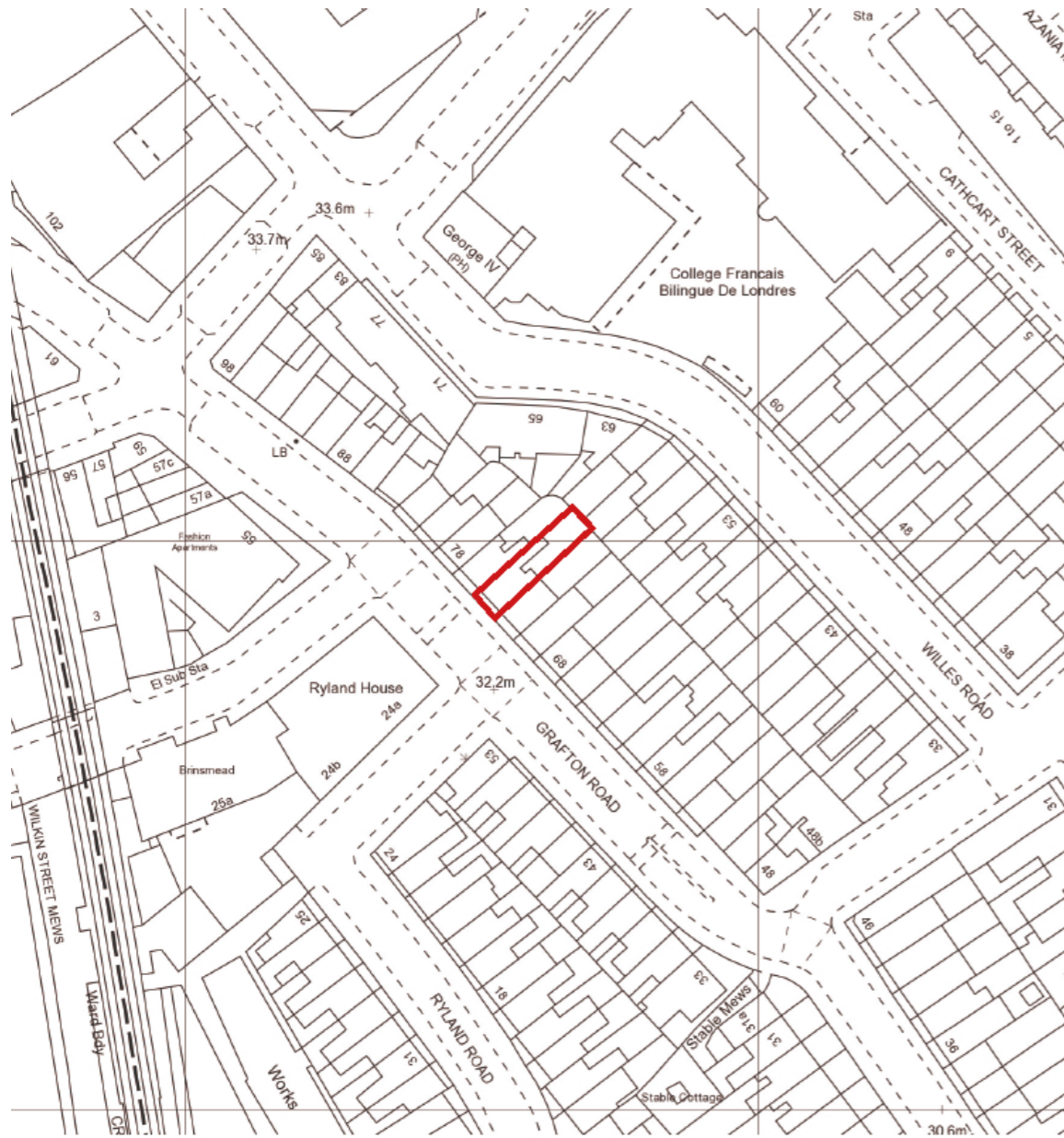
Design Intent

6. This application seeks approval for a two storey rear extension to provide an enlarged kitchen and dining room for a young family at 74 Grafton Road.
- 6.1. The proposed extension has a contemporary design whilst using traditional materials in keeping with the existing house and neighbouring context.
- 6.2. The proposed length extension has been reduced by 938mm out from the original outrigger and is 5.4m from the existing rear of the building. The building has been stepped to minimise the impact on the neighbouring window to provide sufficient daylight to properties either side.
- 6.3. The height of the eaves on the boundary with 72 has been kept to 2.4m on the boundary and raises to 5.1m to the original rear of the building where the face is in line with the neighbours terrace. The height of the 1.5 storey extension is lower than the 2 storey extension of 70 Grafton Road. The side of the extension has been pushed back and is in a darker colour to make the extension appear more subservient to the original dwelling.
- 6.4. Replacement of existing blue metal windows with traditional timber sash windows - more in keeping with the conservation area and restoring the original aesthetics of the building
- 6.5. Replacement of existing roof finish with traditional slate roof finish more in keeping with the original materiality of the building.

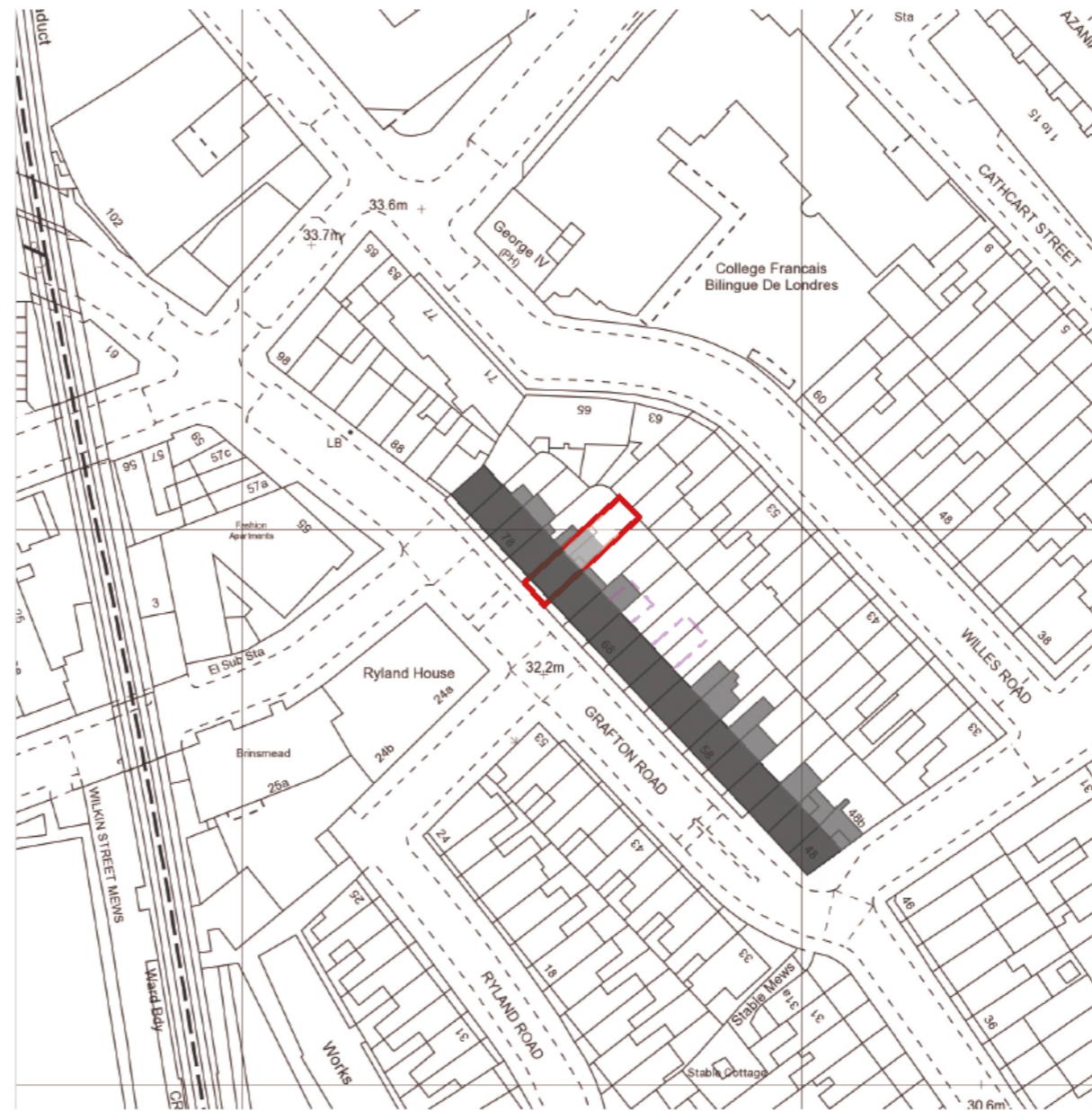


fig.7. Visualisation of rear elevation

Proposed conditions - Line of development



Existing



Proposed

Proposed conditions - Line of development



Existing



Proposed

7. The diagrams to the right relate the existing established pattern to the proposed. The site highlighted in red, does not drastically alter the existing established pattern of development along the terrace.



THE HERITAGE PRACTICE IS A REGISTERED COMPANY IN THE UNITED KINGDOM. THE HERITAGE PRACTICE IS A REGISTERED COMPANY IN THE UNITED KINGDOM. THE HERITAGE PRACTICE IS A REGISTERED COMPANY IN THE UNITED KINGDOM.

Mike Tuck Studio

Massing

- The form & massing of the proposal has been designed to respect and reflect the massing of the property and extension that currently exists.

The left side of the building has been designed to appear solid whilst the right is more open creating a solid void narrative.

A large rooflight roughly the footprint of the old extension sits across the top of the extension to further accentuate its openness.

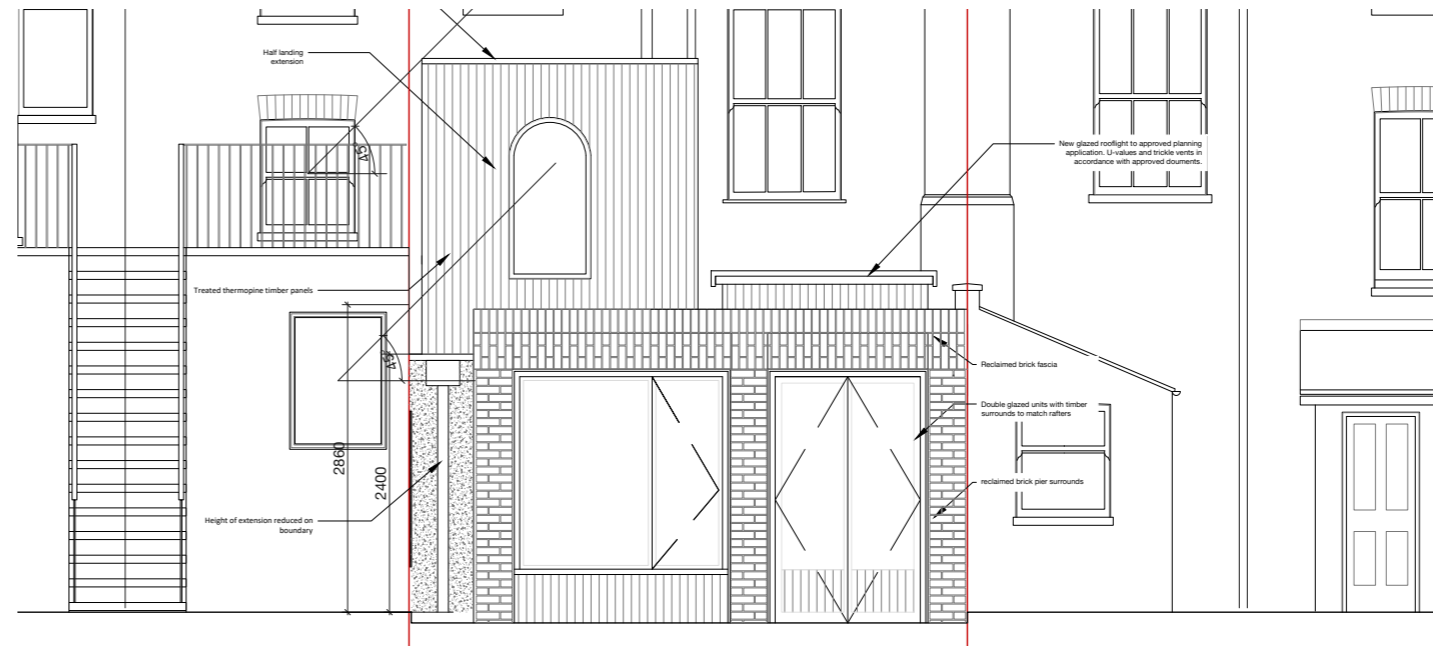


fig.8. Rear Elevation

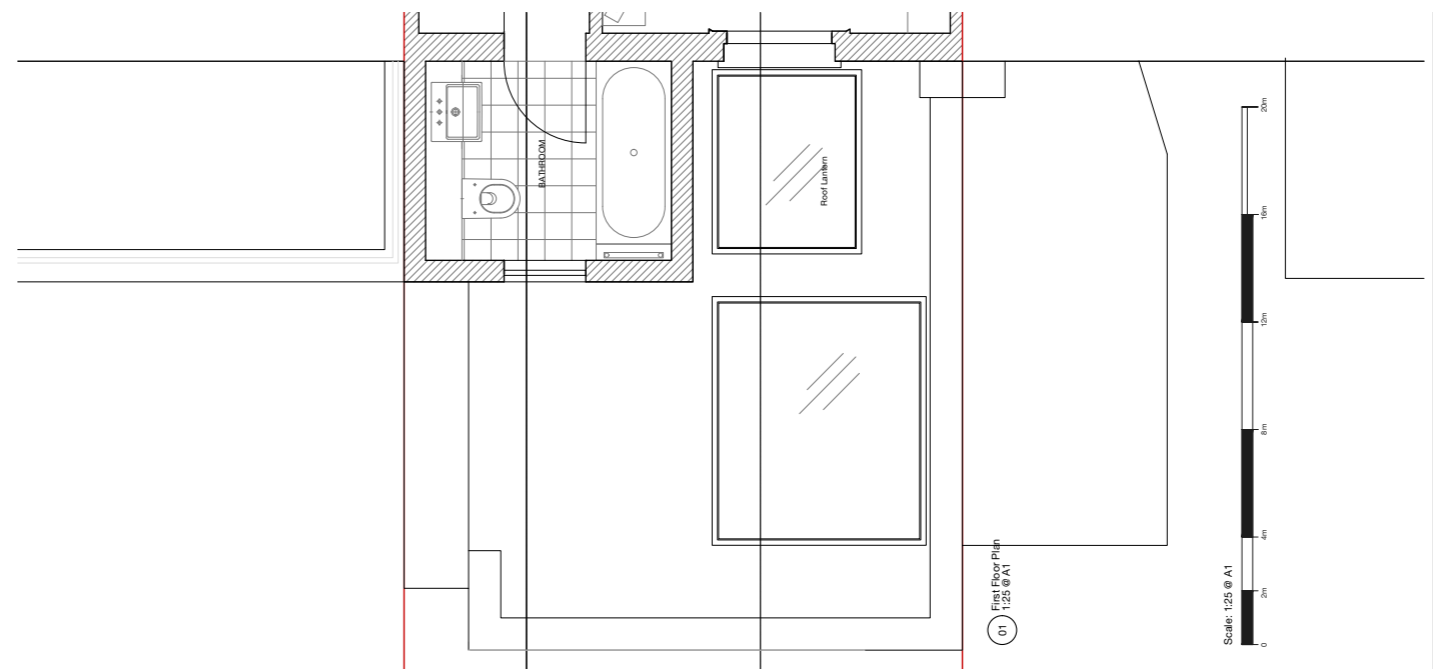


fig.9. First floor plan

Materials & Appearance

9. The materials used in the extension respond to those used in the existing building but are visually distinct from the host dwelling. The primary reason for the selection of these materials are for their minimal impact on the environment.

9.1. The extension will be constructed in light weight materials to reduce the use of steel and concrete.

9.2. The facade is to be constructed of reclaimed brickwork to match that of the existing building

9.3. The windows will be made of timber and shall sash in appearance.

9.4. Existing blue metal framed windows have been replaced with new timber sash windows matching the original design

9.5. The existing plain tile roof has been replaced with a new slate roof matching the original



fig.10. Reclaimed brick



fig.11. Timbercladding



fig.12. Timber windows



fig.13. Rear Elevation

Materials & Appearance

- 9.6. The approach that Mike Tuck Studio have taken in the design of this extension is to use sustainable materials and have a light weight construction to minimise the extensions impact on the environment.
- 9.7. The importance of using sustainable materials is paramount in this current climate.

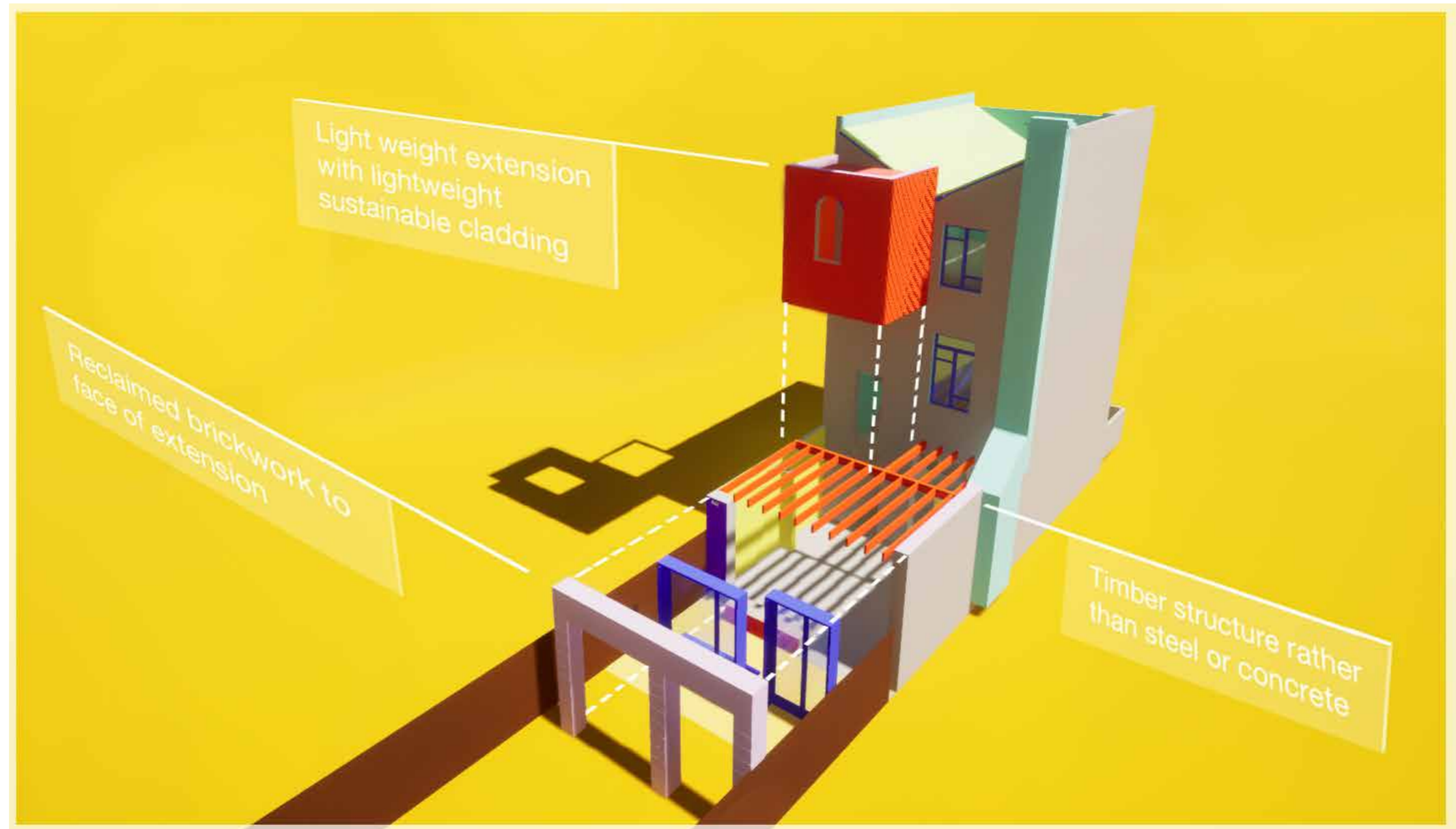


fig.14. Exploded diagram

Scale, Amenity & Access

10. The scale and massing of the building has been kept to a minimum. The extension drops to a height of 2.4m on the boundary to minimise its impact on the neighbouring windows.
- 10.1. The amenity of the property has been reduced by 12m² which is a 22% loss of garden. Therefore there is a significant amount of external rear amenity space retained in the proposal at 42m².
- 10.2. The access has not changed



Conclusion

74 Grafton road is not listed as a building that makes a positive contribution within the Inkerman conservation area. It is the ambition of the applicant that with these adaptations 74 Grafton road will be listed as a building that makes a positive contribution within the conservation area.

The scale and massing of the building is not contrary to the existing established pattern of Grafton Road

Materials for the proposal are complementary to the existing host dwelling.

The existing blue painted metal windows & plain tile roof have been removed and replaced with original sash timber windows and slate roof.

