

Design, Access and Heritage Statement

75 Grasmere Road

2204.DAH Statement

Zminkowska De Boise Architects

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Front elevation of no. 75 Grasmere Road

1.0 Introduction

- 1.1 The proposed scheme is for the partial hip to gable roof conversion and new dormer to the rear of the property, and the addition of a clay tiled roof over the side extension at 75 Grasmere Road, in Muswell Hill. The alterations include the addition of rooflights on the front roof pitch. The property is situated in the Vallance Road Conservation Area, so the proposed scheme will require Planning Permission.



aerial view

2.0 Physical Context

2.1 Surrounding Area:

75 Grasmere Road is located on a c. 8.75 m wide x 26 m deep broadly rectangular site on the west side of Grasmere Road in Muswell Hill. The site is bounded to the north by 77 Grasmere Road, to the east by the road, to the south by the 73 Grasmere Road, and to the west by 67 Grosvenor Road.



Grasmere Road looking south



view of neighbouring gable at 73 Grasmere Road



rear of 75 Grasmere Road



rear garden of 75 Grasmere Road

2.2 Existing House:

The house is a full width x 11 m deep, two-storey 1930s building. The main roof is hipped. At the front is a two-storey canted bay with a flat roof, and a porch with a mono-pitched roof. Originally, the house was semi-detached (attached to 77 Grasmere Road), but an “L” shaped single-storey extension has been added to the side (infilling the gap to 73 Grasmere Road) and rear. The side part of the extension has a flat roof, and the rear has a mono-pitched one. Externally, the building is constructed with painted rendered walls, red/brown tile covered timber-framed roofs; and aluminium and PVC-framed double-glazed doors and windows. Internally, the house is arranged around a stair in the middle of the south side with an original stained glass window on the south elevation. On the ground floor is an entrance hallway, utility room and WC in the side part of the extension, large open plan kitchen/dining/living area at the rear, and separate living room at the front. On the first floor are three bedrooms and a bathroom.

3.0 Planning Context

3.1 Planning Policy:

The property is located in the London Borough of Haringey (LBoH), and is in the Vallance Road Conservation Area, which is situated between the Muswell Hill and Alexandra Palace and Park Conservation Areas.

The proposed scheme will be considered in relation to Planning policies in the Ministry of Housing, Communities, & Local Government’s (MHCLG) National Planning Policy Framework (NPPF) (February 2019); The London Plan (2016); Local Plan: Strategic Policies 2013 (with alterations 2017); Policy DM12 Housing Design and Quality (2017); Policy DM1 Delivering High Quality Design.

The property is not in an area at risk of flooding from rivers.

3.2 Planning History:

A Planning application for a rear single-storey extension to 75 Grasmere Road, ref. HGY/2016/4016, was granted in 2016 and this has been implemented.

3.3 Local Planning History:

The neighbouring house at 73 Grasmere Road, whose side elevation will be facing the proposed gable of 75 Grasmere Road, has had its hipped roof converted to a rendered gable wall in 2003, Planning application ref. HGY/2003/1418.

The neighbouring house at 77 Grasmere Road, located on the junction with Grosvenor Road, does not have a front porch, but instead has a side part single-storey porch extension with a flat roof/part two-storey extension with a hipped roof, and has a dormer, with a flat roof, on the side roof pitch, which has unbalanced the original symmetry of the pair of semi-detached houses.

71 Grasmere Road has a side full width part single-storey garage extension/part two width part two-storey extension and a dormer, with a hipped roof, on the side roof pitch.

A number of similar alterations and extensions to other properties in Grosvenor Road, Windemere Road, Grasmere Road and Thirlmere Road – all located in the Vallance Road Conservation Area - have recently been granted Planning Permission, including:

- The loft conversion and extension, including a partial hip to gable extension with new second floor side windows, installation of a rear dormer, insertion of two front rooflights and removal of two chimneys, at 41 Grosvenor Road, was granted Planning Permission ref. HGY/2022/1586 in July 2022.
- The dormer loft conversion, rooflights at front, replacement of windows and doors and erection of a timber balustrade to the front elevation, at 24 Grosvenor Road was granted Planning Permission ref. HGY/2022/0697 in April 2022.
- The increased height of existing ridgeline and front gable, in conjunction with a hipped gable above the existing two storey rear extension and installation of 3 x side rooflights, 1 x front window and 3 x rear windows in the proposed gable ends, at 67 Grosvenor Road, was granted Planning Permission ref. HGY/2017/1373 in June 2017.
- The conversion of hipped roof to gable with roof lights to front and erection of dormer to rear. Replacement of windows and application of insulated render to walls, at 16 Fawcett Road was granted Planning Permission ref. HGY/2017/1038 in May 2017.
- The hip to gable roof extension with rear dormer and ground floor single-storey rear infill extension, at 116 Grosvenor Road, was granted Planning Permission ref. HGY/2015/2493, in September 2015.

- The alteration of hipped roof to half-hip gable, formation of rear dormer and insertion of 2 rooflights to front roofslope, at 49 Grosvenor Road, was granted Planning Permission ref. HGY/2013/1602, in September 2013.
- The conversion of the loft into habitable space, including the alteration of the roof from a Hipped end to a Dutch gable (partial hip gable), the provision of a rear dormer window and insertion 3 no. new rooflights to the front elevation, at 35 Grosvenor Road was granted Planning Permission, ref. HGY/2011/0178, in March 2011.
- The conversion of roof from a hipped end to a Dutch gable and erection of a rear dormer and single storey side extension following the demolition of garage building, at 31 Grosvenor Road, was granted Planning Permission, ref. HGY/2010/1046, in July 2010.

4.0 Social Context

- 4.1 The majority of the properties in the surrounding area are dwellings. The applicants own and live in the property with their two children as their main family home. The applicants would like to gain additional space to balance living and working from home.

5.0 Proposed Scheme

- 5.1 The proposed scheme is for a partial hip to gable roof conversion and the addition of a dormer, with a flat roof, on the rear roof pitch. The proposed dormer is of high quality design, and subservient to the rear roof pitch. The dormer is situated away from the eaves and existing chimney stack, and its copings are set down from the ridge to enable the existing roof to remain the dominant form. The new gable will be clad with clay tiles, and will be hipped at the top, to reduce its apparent volume, and make it appear part of the roof (a rendered gabled wall would make it appear more like a second storey), and better situated in its surrounding context.

The proposed loft conversion will only have windows on the rear of the dormer and these will have elegant narrow profile powder-coated metal frames to reduce the apparent thickness of the walls and roofs, again to reduce the apparent mass of the dormer.

The architectural style, roof form, windows, detailing, and materials are appropriate to the original building. The light, privacy, and amenity of adjoining properties will not be adversely affected. The extension will maintain the privacy between neighbouring properties.

Given the context of the immediate neighbouring houses and the wider Conservation Area, the proposed part hip to gable roof conversion and rear dormer are not excessive and will not

adversely affect the character of the neighbouring houses, nor the Conservation Area.

The proposed pitched roof on the garage will make it appear more in keeping with the adjacent front porch and side extension of neighbouring 73 Grasmere Road.

- 5.2 The proposed cubic content of the resulting roof space would not exceed the cubic content of the original roof space by more than 50 m³. See calculations below:

The main roof extension dormer:

- Has a width of 5.3m
- Has a depth of 3.2m
- Has a height of: 2.5m
- Has a volume of 21.2 cubic metres $[(5.3m * 3.2m * 2.5m) / 2 = 21.2m^3]$

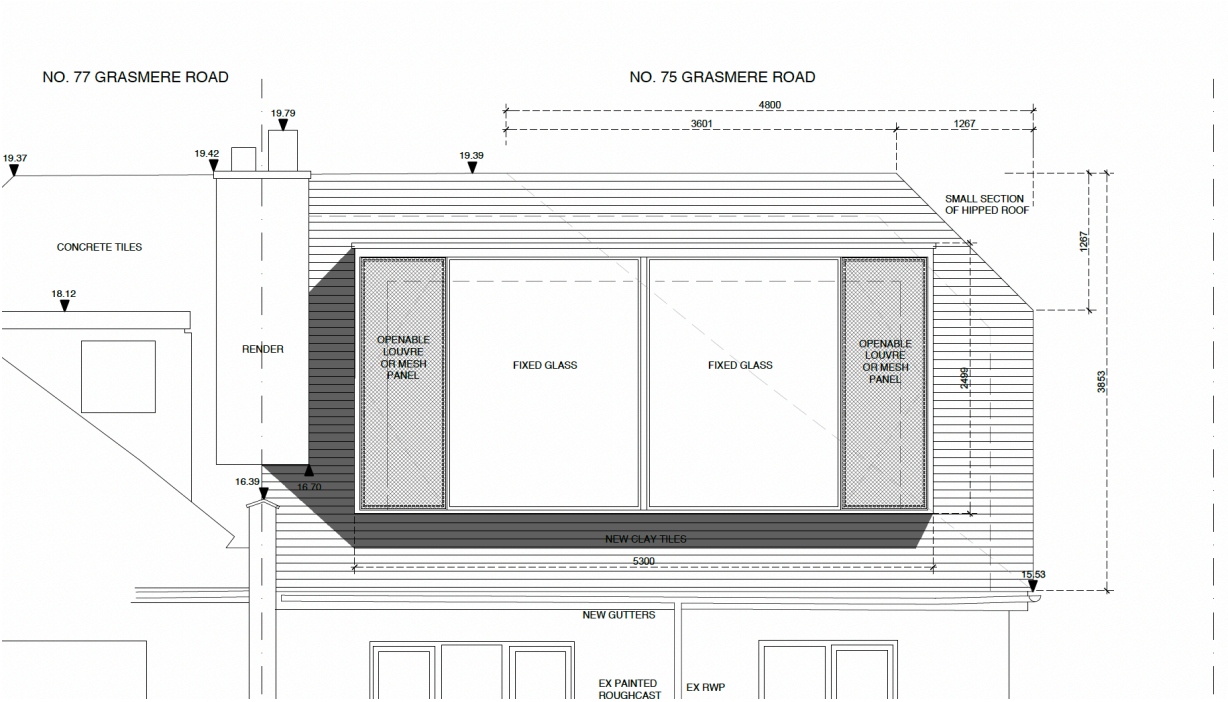
The hip to gable extension:

- Has a width of 4.8m
- Has a depth of 9.5m
- Has a height of 3.85m
- Has a volume of 29.26 cubic metres $[(4.8m * 9.5m * 3.85m) / 6 = 29.26m^3]$

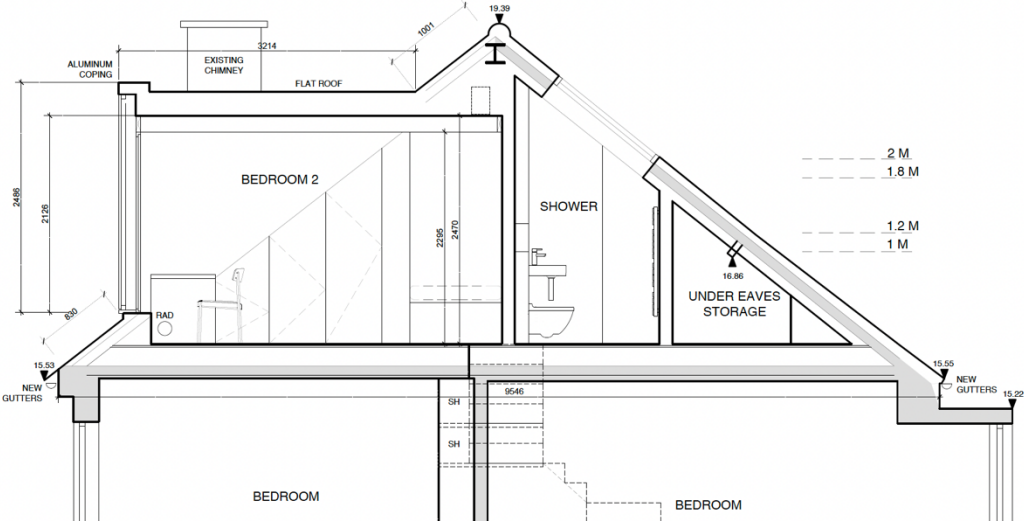
Small trapezoid:

- Has a width of 3.07m
- Has a depth of 1.25m
- Has a height of 1.26m
- Has a volume of 0.81 cubic metres $[(3.07m * 1.25m * 1.26m) / 6 = 0.81m^3]$

Total: $21.2m^3 + 29.26m^3 - 0.81m^3 = 49.65m^3$



Proposed rear elevation drawing extract



Proposed section drawing extract



Examples of well-proportioned and carefully detailed zinc sheet clad dormers by ZDB Architects

6.0 Access:

6.1 Access to/from the property and car-parking will remain unaltered.

7.0 Summary:

7.1 The proposed extension is intended to meet the objectives of Planning Policy and will not adversely affect the character of the surrounding area, nor the daylight, sunlight, privacy, or amenity of neighbouring properties. Subsequently, we trust that the proposed scheme will be granted Planning Permission.