

86 Grosvenor Road, London N10 2DS

Loft Conversion

Design and Access Statement (With Photographs)

Amount

The property is a linked semi-detached single family dwelling sited on the north side of Grosvenor Road and backs onto the Muswell Hill Golf Course. The property is within a conservation area.

Layout

The proposed loft conversion will provide an additional bedroom together with a shower room.

Scale

The proposed rear dormer will be similar in scale to the existing rear dormer constructed at 88 Grosvenor Road which was approved by the council. (HGY/2013/1975)

The proposed hip-to-gable will be similar in design to the one constructed at 76 Grosvenor Road which was approved by the council. (HGY/2016/0288)

Three Velux windows will be installed across the front roof slope. One will provide light to the new stairwell and two will provide light to the proposed bedroom.

Landscaping

None proposed.

Appearance

The materials to be used will be similar in appearance to the existing.

Photos of 86 Grosvenor Road



No. 88 No. 86

Front Elevation



No. 86

Side Elevation



No. 84

No. 84 No. 86

Rear Elevation.

No.88

There are many examples of loft conversions that have been constructed on similar properties along Grosvenor Road and the following photographs will provide a good guide as to how the street scene has been changed since the houses were originally built.

There is a mix of other house designs along Grosvenor Road and numerous loft conversions have been constructed, some with side dormers and some with hip-to-gables. There are a high number of properties with Velux windows to the front roof.

Photos of other loft conversions along Grosvenor Road



80

78

76

Front Elevation



76

78

80

Rear Elevation



No. 76 – Planning Application No. HGY/2006/0175 Front and side elevations



No. 88 – Planning Application No. HGY/2013/1975 Front and rear elevations