

DESIGN & ACCESS STATEMENT
25 GROSVENOR ROAD NI0 2DR



I.0 LOCATION

The development site lies on Grosvenor Road, which is situated within the Vallance Road Conservation area of Muswell Hill.

Grosvenor Road is made up of 1930's inter war and Edwardian style housing, many of which have been previously extended.

The semi detached property was built in 1923 and displays typical characteristics of the 'Arts and Craft' style of this area. It has off street parking at the front of the property and benefits from large south facing garden approximately 330m², which extends 35m from the rear of the property.



fig I.1 Satellite view showing site outlined in yellow



fig I.2 Street view

2.0 INTRODUCTION

The purpose of this project is to reconfigure and extend the existing first floor rear bedroom to allow for a growing family to stay at their current home.

To achieve this our proposal is to extend directly above the existing ground floor extension which currently is 1450mm from the side boundary of number 23

An application for a 2 storey rear extension was approved in 2015 which proposed a larger rear 2nd storey extension set back 1050mm back from the boundary.

3.0 DESIGN & SCALE

We propose to blend the new extension into the existing structure, achieving a seamless finish. The walls will be rendered and painted to match and the pitched roof will be constructed using orange clay tiles.

The window proposed on the rear elevation will be a timber casement window to match the existing 2nd floor.

Our new extension will project 3m from the existing wall and it will be 4.6m wide. This will increase the gross internal area by 11m².

The height of the first floor extension will be 5.5m from the ground level to the underside of the eaves, which will be in line with what we have currently.



fig 3.1 Block plan

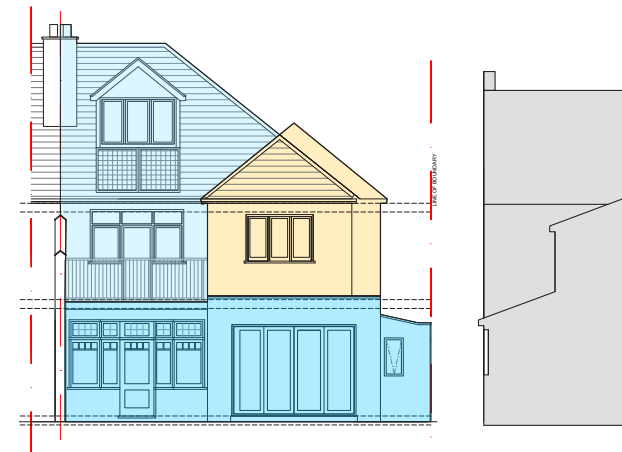


fig 3.2 Block elevation

4.0 PLANNING POLICIES & ACCESS

4.1 PLANNING POLICIES

The design of the proposed extension has been informed by the recommendations and guidance set out in the following policies:

- National planning policy Framework 2021
- Haringey Local Plan Nov 2020
- DPD Policy DM12 Housing Design & Quality

4.2 PLANNING HISTORY

HGY/2015/0904 - Double storey rear and side extension approved

HGY/2015/3820 - Single storey rear and side extension approved

4.3 ACCESS

The access to the property is from Grosvenor Road. There is on and off road parking at the front of the property

4.4 VEHICULAR AND TRANSPORT

Grosvenor Way is well placed for public links from Bounds Green tube station, Alexandra Park Road and Muswell Hill



fig 4.1 Existing elevation