

DESIGN AND ACCESS STATEMENT

Date: 15.06.2023

Property: 61 Grosvenor Road, London N10 2DR

Introduction

This application is for works to a two-storey semi-detached house in the Vallance Road Conservation Area.

Proposals include:

- Erection of a single-storey side extension following the demolition of an existing garage
- New glazing to the rear of the ground floor within modified openings
- New Air Source Heat Pump on the side of the house at first floor level set behind a parapet
- New rendered external insulation to the existing front, side and side walls.

Use

The proposal is for a single-storey side extension to provide an open-plan kitchen with new play room and utility room on the ground floor.

The new accommodation is entirely residential and there is no change of use proposed.

Amount

The existing 3-bedroom house is approximately 127.4 m².

The proposal is to extend the house to the side to achieve a net increase of approximately 16.3 m².

Layout

The layout of the ground floor with the new extension has been changed to provide a more usable open-plan kitchen and dining room with a new playroom, utility room and WC.

The rooms on the upper floor of the house are to remain to the original layout.

Scale

The proposal is of a similar scale to the neighboring side extensions and does not affect the character of Grosvenor Road.

The adjacent neighbor at no. 59 has similar side extension so the new proposal will not affect their amenities.

Landscape

The existing garden has no significant planting that will be affected by the development.

The single-storey side extension is to be built in place of the existing garage and on existing hard landscaping.

Appearance

Walls

The external finish of the walls of the side extension are to be painted render facing the street and tiling to the rear of the property.

The existing front, rear and side walls of the house are proposed as rendered external insulation.

Roofs

The new side extension will have a pitched tiled roof facing the street, which matches the adjacent neighbor's extension, and a flat roof with GRP fibreglass or single-ply membrane roofing with pitched and flat rooflight.

Windows

The new front window of the side extension is to be painted timber framed with obscure glazing for the WC.

The windows to the back of the side extension along with glazing to adjacent Kitchen/Diner will have timber frames.

The existing openings of the Kitchen/Diner have been modified to suit their new functions.

Access

The access to the house is unchanged.

The new extension internally will be at the same level as the adjacent rooms with the exception of the Utility Room and WC, which will have a step down for additional head height.

Energy

It is intended to improve the thermal performance of the property to reduce energy consumption and carbon emissions.

For this we propose the use of an Air Source Heat Pump and to apply external insulation to the walls of the existing house to make the necessary building fabric improvements to reduce heat loss.

The external wall insulation is to be rendered.

The Air Source Heat Pump is wall mounted on the side wall of the house and set behind a parapet.

Design Considerations

Our proposals are in line with other developments within the neighborhood.

Similar proposals for a single-storey side extensions have been approved for the neighboring properties at:

- 59 Grosvenor Road (planning ref: HGY/2006/0976)
- 57 Grosvenor Road (planning ref: HGY/2006/1923)
- 55 Grosvenor Road (planning ref: HGY/2014/1345)
- 53 Grosvenor Road (planning ref: HGY/2020/1004)
- 49 Grosvenor Road (planning ref: HGY/2013/1602)

Rendered external wall insulation has been approved and used on the neighboring properties at:

- 49 Grosvenor Road (planning ref: HGY/2013/1602)