

Design Statement

September 2023



47 Grove Road East Elevation

This Planning Application seeks consent for a rear dormer roof extension to a single occupancy first floor flat at 47 Grove Road, South Tottenham, N15 5HJ. The proposal provides a much needed additional bedroom and storage spaces for a growing family.

The property forms part of a row of Edwardian purpose built terraced flats with each house split into two flats with separate entrance and back doors at ground floor level. The proposed dormer extension is to the rear of the property and will not be visible from the street. The dormer extension is limited to the rear half of the main roof, with attic space in the rear outrigger remaining as existing. A chimney in the middle of the roof will be removed as part of the dormer extension; this chimney is not visible from the street or rear gardens. From the street the only visible change will be the addition of two Velux rooflights. The new extension will be no higher than the existing roof ridge line.



47 Grove Road West Elevation



47 Grove Road West Elevation (outrigger)



Flat 58 Grove Road with Velux rooflights

Due to the roof extension being limited to the rear of the main roof, the only visual impact from the street will be the addition of Velux rooflights on the street-facing roof pitch. There is precedent for rooflights on the opposite side of the street at Flat number 58. The proposal will thereby ensure that the building will remain in keeping with neighbouring properties and that the character of the street is maintained.

To the rear of the property is a back garden accessed via an access alley shared with the ground floor flat. The garden backs onto the gardens of terraced bungalows fronting Lydford Road. The proposed dormer extension does not extend onto the rear outrigger roof and will therefore not directly overlook any rear gardens. The positioning of the dormer extension ensures that it is visually unobtrusive, subordinate to the main roof and sensitive to the neighbouring properties.



Grove Road (looking north)

The flat is not located within a conservation area, not listed and is not subject to article 4 directives. There are several dormer roof extensions in the immediate area which greatly exceed the mass and visibility of this proposal. The proposed extension is in keeping with the recommendations of Policy DM12: Housing Design and Quality in the Haringey Development Management DPD. The site is outside of the 'South Tottenham' area outlined in the House Extensions in South Tottenham SPD. The proposal is sensitively and modestly proportioned to its surroundings, yet provides much needed additional habitable space. The roof extension is subordinate in character to the main house.

In keeping with Haringey's ambition to improve the energy performance of buildings, the proposed extension will improve both the thermal performance and daylighting to the existing house, reducing carbon emissions. As part of the construction works the client aims to undertake additional retrofit measures to further reduce carbon emissions, including the addition of internal insulation to existing walls, replacement of single glazing and the addition of a mechanical ventilation and heat recovery system.



Grove Road (looking south)



47 Grove Road East Elevation

Materiality

The proposal aims to complement the existing property with a high quality material palette that is in keeping with its character. The dormer will be clad in cement panels that tie in visually with the existing concrete roof tiles. Rainwater goods will be carefully detailed and good quality. Windows will be double glazed and clad in aluminium externally. The conversion will additionally provide the opportunity to properly thermally insulate the roof and improve the thermal performance of the flat overall.

Landscaping

There are no trees in the immediate proximity of the extension that will be affected as the extension is at roof level. The extension does not obstruct any views.

Access

Access to the property will be retained as existing.

Conclusion

I believe the proposal described in this document is an acceptable level of development for the following reasons:

- The proposal is in keeping with the architectural character of the existing house and neighbourhood and will be to a high standard of design to improve the quality of life for a growing family.
- The proposal will not be visible from the street other than the addition of two dormer windows.
- The scale of the dormer extension is subordinate to the scale of the existing house and neighbouring properties.
- Additions to the roof form are in scale with and proportionate to the existing roof.
- It will improve the thermal performance of the house thus reducing carbon emissions.
- It will be a high quality addition to the building with a mass and scale that is appropriate in this location.

Contact

Please do not hesitate to contact me with queries or to suggest modifications to this application.

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