

56 GRASMERE ROAD LONDON N10 2DJ DESIGN AND ACCESS STATEMENT

1.0 Introduction

1.1 Executive Summary

1.1.1 This Design and Access Statement has been prepared by ByWatkins on behalf of the applicants in support of a Householder planning permission application in respect of 56 Grasmere Road, London N10 2DJ.

1.1.2 Permission is sought for the following works:

- *Erection of rear dormer roof extension to the main roof and outrigger roof*
- *Insertion of 3no. conservation-type rooflights to the front roof slope*
- *Side infill extension*
- *1.5 m rear extension*

1.1.3 The proposed development is intended to optimise the spatial capacity of the dwelling and enhance the quality of accommodation and day-to-day amenity for the applicants and their family.

1.1.4 This statement sets out the design rationale underpinning the proposals and demonstrates that the scheme has been carefully calibrated in response to the host building, its conservation area setting and neighbouring amenity. It shows that the works can be accommodated without harm to the architectural character of the building, the wider streetscape, or the living conditions of adjoining occupiers.

2.0 Assessment

2.1 Site Location

2.1.1 56 Grasmere Road comprises an existing residential dwellinghouse on Grasmere Road, within a street characterised by period houses of comparable scale, form and architectural language.

2.1.2 The application site lies within the Muswell Hill Conservation Area.

2.1.3 The application site is not statutorily listed.

2.2 Wider and Historic Context

2.2.1 The Conservation Area was designated on 1 March 1974 and is valued for its notably intact townscape character as an Edwardian suburb developed for family housing serving central London.

2.2.2 Grasmere Road has a strongly coherent architectural character, and many properties along the street already incorporate rear dormer extensions of a similar type, scale and disposition to those proposed.

2.3 Existing Building

2.3.1 The application property has been subject to modest modernisation over time, while retaining a number of original features and the essential logic of its internal arrangement.

2.3.2 The house operates as a family dwelling, but the existing configuration would benefit from improved spatial efficiency and enhanced amenity at both roof and ground floor levels.

2.3.3 The loft is presently underutilised and is of sufficient volume and proportion to accommodate conversion in a coherent and efficient manner.

2.3.4 The proposed rear roof dormer will generate additional habitable accommodation, including improved bathroom provision and ancillary storage. At ground floor level, the side infill and rear extensions will rationalise and upgrade the kitchen, living and dining spaces, resulting in a more functional and better-connected family environment.

3.0 Planning Context

3.1 Planning Policy

3.1.1 The following planning policies and guidance documents have informed the design development of the scheme and the preparation of this statement:

- The National Planning Policy Framework (NPPF)
- The London Plan (2021)
- The London Plan Housing SPG (2016)
- Haringey Local Plan: Strategic Policies (2017)
- Haringey Development Management DPD (2017)
- Conservation Area No. 3 Muswell Hill Character Appraisal (2008)
- Haringey Urban Character Study (2015)

3.2 Planning History and Considerations

3.2.1 There is no significant planning history relating to the application site.

3.2.2 There are numerous examples in the vicinity of rear roof dormer extensions, together with rooflights to front roof slopes, that are comparable in design approach, scale and appearance.

3.2.3 Recent permissions on Grasmere Road demonstrate that rear dormers and conservation-type rooflights can be successfully accommodated where they are modest in scale, clearly subordinate to the host roof form and sympathetic to the character and appearance of the conservation area (app. ref. HGY/2023/2567, dated 06/02/2024).

3.2.4 The proposed rear dormer follows an established pattern of development evident along Grasmere Road and within the immediate surrounding area (app. ref. HGY/2022/0975, dated 11/05/2022).

3.2.5 The principle of side extension has also been established locally through recent permissions, including app. ref. HGY/2024/3255, dated 14/01/2025.

4.0 Proposals

4.1 Rear Dormer Roof Extension to Main and Outrigger Roofs

4.1.1 The formation of the rear dormer roof extension will create additional loft accommodation, comprising two bedrooms, one bathroom and associated storage.

4.1.2 The dormer, finished in metal cladding, will be set in from the sides, ridge and eaves of both the main roof and the outrigger roof so that it reads as a clearly subordinate addition.

4.1.3 The rear elevation will incorporate 3no. aluminium-framed windows. The flat roof will include 3no. flat rooflights set within an EPDM roof finish, with no rooflight projecting more than 150 mm above the plane of the roof.

4.1.4 The proposed rear dormer extension is consistent with the prevailing pattern of roof extensions in the surrounding area.

4.2 Front Rooflights

4.2.1 The proposed rooflights will be openable conservation-type units set flush within the plane of the front roof slope.

4.2.2 The principle of rooflights to front roof slopes is already established within the immediate context.

4.3 Side Infill Extension

4.3.1 The side infill extension incorporates a downward sloping glazed roof in order to increase daylight penetration into the dining and kitchen spaces and to strengthen the visual relationship between the interior and the exterior.

4.3.2 The roof geometry has been designed to remain outside a 45-degree line taken from the centre of neighbouring windows, thereby safeguarding acceptable levels of daylight to adjoining properties.

4.4 Rear Extension

4.4.1 A 1.5 m rear extension is proposed to increase the amount and usability of ground floor living accommodation.

4.4.2 The extension will incorporate two aluminium-framed sliding glazed doors, one fixed aluminium-framed window to the side infill element, and one glazed aluminium pivot door.

4.5 Materials

4.5.1 The external brickwork to the extension is proposed in a blue glazed finish, providing a robust contemporary intervention with a distinct material identity while remaining complementary to the host building.

5.0 Use

5.1 The lawful use of the site will remain unchanged as a Class C3 single dwellinghouse.

6.0 Amount

6.1 The application site extends to approximately 203.2 sq m.

6.2 The existing gross internal area, excluding the loft, is 133.3 sq m.

6.3 The proposed additional gross internal area at loft level is 24.7 sq m.

6.4 The proposed additional gross internal area at ground floor level is 18.6 sq m.

7.0 Layout

7.1 The existing stair arrangement and first-floor landing provide sufficient capacity to accommodate a new staircase to the loft without compromising the functionality of the circulation space.

7.2 The proposed rear dormer is set in from the perimeter of the existing roof and will remain below the highest part of the roof, ensuring that it is read as a secondary and subordinate element.

7.3 The proposed windows and rooflights will not give rise to a material loss of amenity to neighbouring properties, many of which already benefit from comparable forms of extension.

8.0 Scale

8.1 The dormer extension has been designed as a proportionate and subservient addition to the host building, reduced in footprint so that it does not compete with the primary roof form.

8.2 The proposed dormer is commensurate with similar rear dormers visible in the immediate area.

9.0 Appearance

9.1 The proposals adopt a restrained architectural language and carefully considered material palette so that the extensions sit comfortably within the character of the host building and the surrounding townscape.

9.2 A slate-coloured metal finish is proposed to clad the dormer, providing a durable and visually recessive external treatment.

10.0 Access

10.1 There is no change proposed to the existing access arrangements for the site.

11.0 Conclusion

11.1 This Design and Access Statement demonstrates that the proposed development has been carefully designed to enhance the quantity, quality and functionality of accommodation at the application site, while responding appropriately to the character and scale of the conservation area and to the amenity of neighbouring occupiers.

11.2 The proposals seek to deliver a high standard of architectural design and material quality. Owing to their siting to the rear and within the roofscape, the extensions will not visually dominate the existing building.

11.3 The development will not result in unacceptable harm to outlook, privacy, daylight or the general living conditions of adjoining residential properties.

11.4 The scheme has been developed in accordance with the relevant local and national planning policy framework, as set out above.

11.5 For these reasons, it is respectfully requested that the London Borough of Haringey grants Householder planning permission for the proposed works.