

71 GRASMERE ROAD

London N10 2DH

DESIGN AND ACCESS STATEMENT



Above: Photo of existing house seen from Grasmere Road.

1. Introduction

This Design and Access Statement supports the plans submitted and sets out the context for the design decisions made.

The proposal is to: extend the property into the rear garden across the full width of the property; extend towards the rear at first floor, over the new kitchen area; rebuild the roof and the existing dormer, creating a more unified building with a gable wall towards the south; lower the new kitchen floor and parts of the entrance hall; make various smaller adjustments to the front and side façades; upgrade the fabric with external insulation and new windows; and install a new air-source heat pump (ASHP) and PV panels.



Above: Overview of site and context.

2. Site and Context

The property is a semi-detached house over three storeys. The original house was built around 1930 and currently has six bedrooms.

The building sits on the western side of Grasmere Road, with the adjoining property to the north. To the rear is a large, overgrown garden. This rises towards the west and sits around 1m higher at the back end than the external dining area next to the property. The property directly to the south has a two-storey rear outrigger, which extends 6m beyond the rear facade at ground floor level and 7m measured from first floor level. Except for two high-level windows, which will not be affected by this proposal, this wall is blank. To the north west, on Grosvenor Road, Nos. 67 and 69 have both been extended towards the garden — full width at ground level and with a smaller extension at first floor.

Directly to the south is a terrace of brick houses, which pre-dates this property and was likely built around the turn of the century. In character, the property differs from the rest of Grasmere Road and is more similar to the semi-detached houses found on Grosvenor Road to the north. This road has a much more varied character than the brick terraces on Grasmere Road, with more varied roof forms, projecting bays, and evidence of rear and loft extensions across a number of properties — including two similar full-width rear extensions at Nos. 67 and 69 Grosvenor Road [OLD/1949/0250, HGY/2017/1373, OLD/1980/0428, HGY/2022/0317]. The surrounding context consists largely of two-storey residential properties (with loft) with brick or rendered façades, and roof materials vary a great deal (slate, clay and concrete tiles). Many of these properties have been extended towards the rear garden and/or undertaken a loft conversion, establishing a clear pattern of incremental change within the area that this proposal follows.



Above: Proposed front elevation.

The property is in the Vallance Road Conservation Area. No character appraisal for this area has so far been published; in its absence, the Council's Development Charter (Local Plan Policy DM1) requires that alterations and extensions to buildings complement the architectural style, scale, proportions, materials and details of the host building, and do not appear overbearing or out of keeping with their surroundings.

The proposal has been designed with this test in mind: replacing the existing hipped roof and side dormer with a single gable end and rear dormer removes an awkward, piecemeal roof form and gives the building a simpler, more legible profile in keeping with its neighbours.

The consistent material palette proposed across the front, side and rear elevations

(red roof tiles, off-white render and matching window frames) is intended to give the building the settled, coherent appearance typical of the surrounding streetscape, thereby preserving and enhancing the character of the conservation area.

An application to demolish and rebuild the side extension in 1966 was refused (OLD/1966/0582) for unknown reasons (information not available).

3. Design

Use

The property is Use Class C3 Dwellinghouse and no change to this is sought.

Amount

The existing property (including garage) has a GIA of 207 sqm. The proposal seeks to increase this to 246.5 sqm.

Roughly 31 sqm is added to the ground floor and 8.5 sqm is added to the loft floor.

Layout

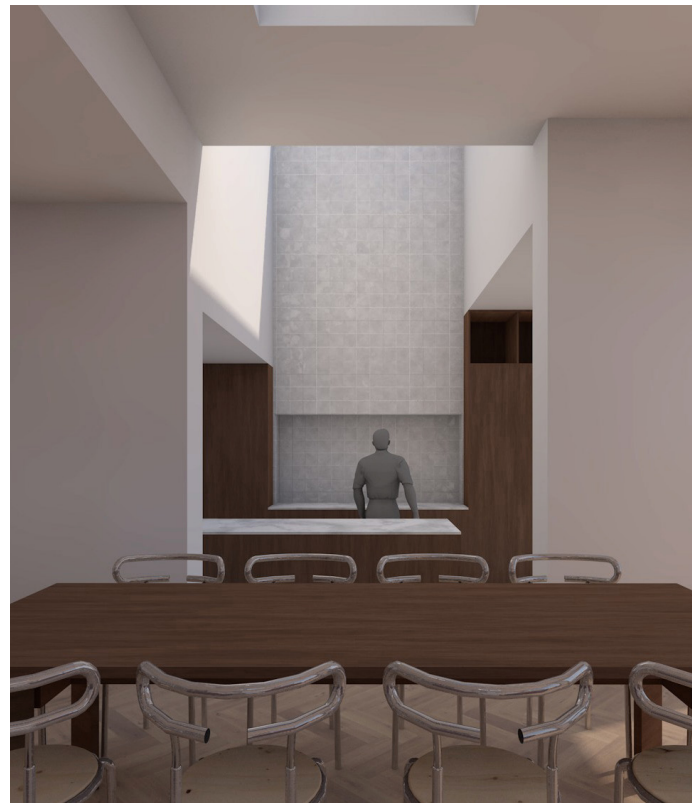
The rear addition extends the house further into the garden at ground level. This brings the rear facade somewhat out of the shadow of the property to the south, providing more afternoon and evening light to the currently dark ground floor. The first floor rear extension is a void with a large rooflight above, which functions as a light tunnel to the darkest part of the house. The space added to the rear of the property creates the opportunity for a set of generous open-plan living spaces.

The layout on the ground floor is further changed by separating off a TV room / guest bedroom towards the front, and a bathroom in the middle. This is to accommodate guests who are less able to use the stairs. The kitchen is moved to create a more direct connection with the garage entrance.

On the first floor, an existing bedroom is proposed to be converted to a bathroom, and a bathroom to a laundry room.

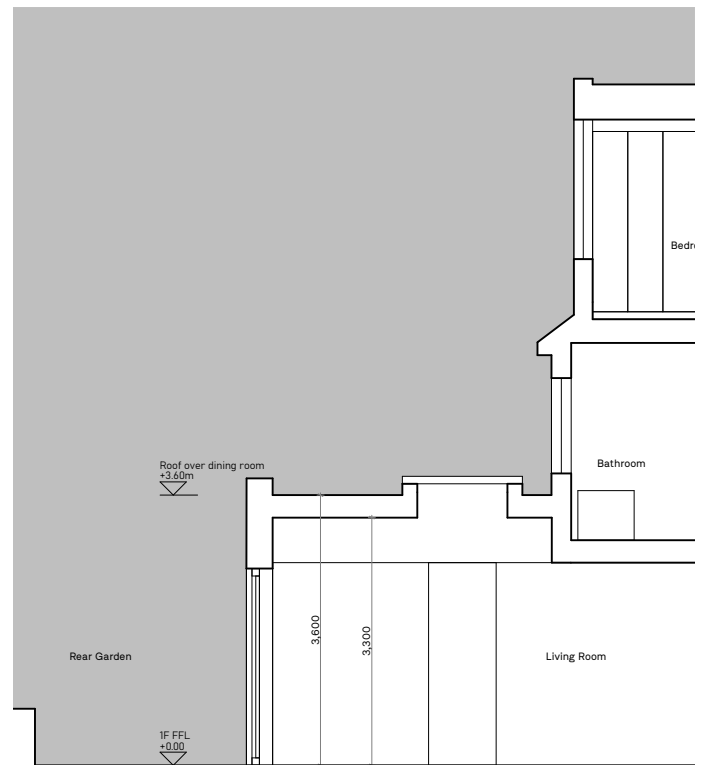
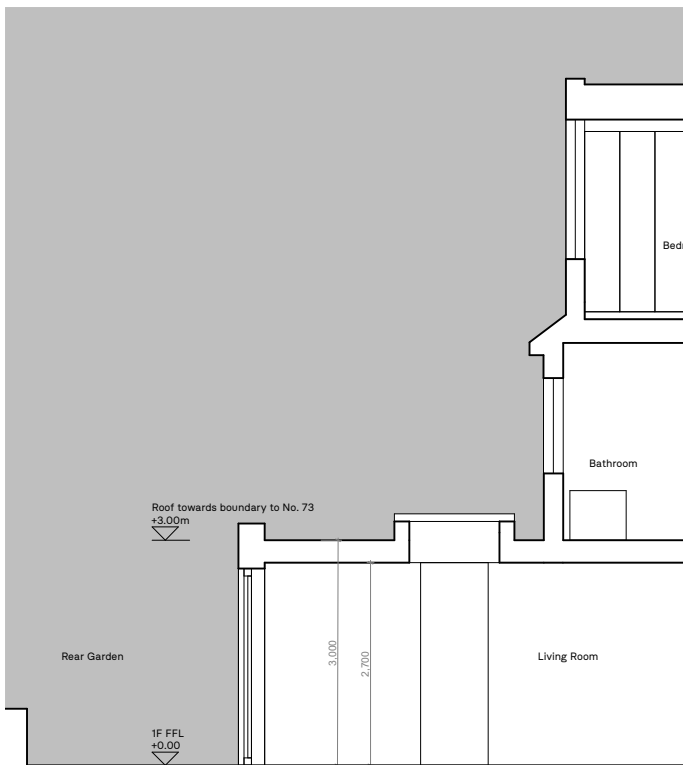
The loft is to be rebuilt to provide a more generous bedroom and bathroom.

The existing stair is to be rebuilt for better access between floors.



Top: CGI showing double height space in new kitchen.
Above: Photo of existing house showing shade cast from neighbouring building.
Right: Photo of existing building showing the dark interior.





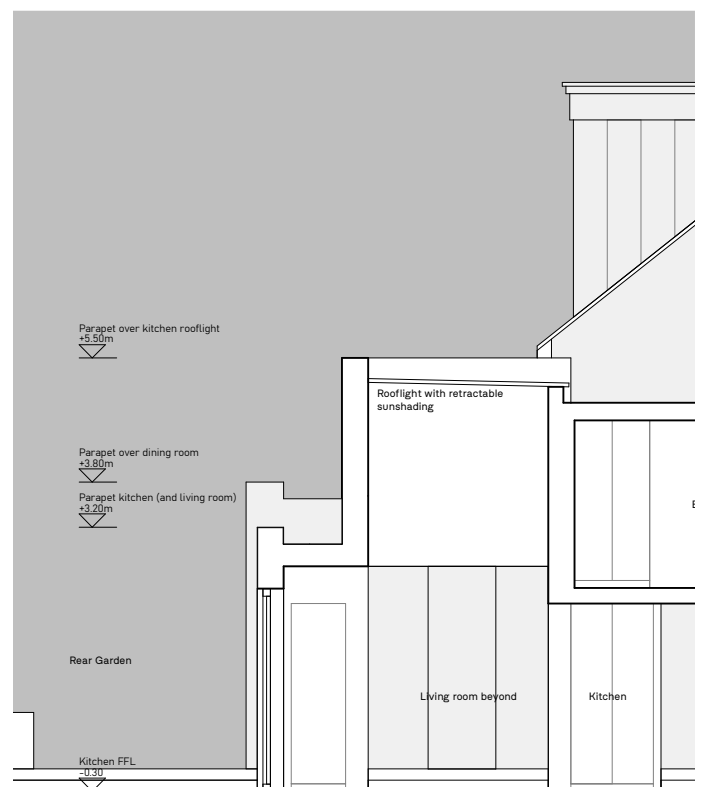
Above: Section through proposed extension towards adjoining neighbour to the north.
 Top right: Section through proposed extension in the middle of the site.
 Right: Section through proposed extension towards neighbouring building to the south.

Scale

The rear extension measures 3m deep at ground floor level. The roof level at the north boundary is 3m. Away from the boundary, the middle part of the ground floor roof is elevated to 3.6m. The roof drops again to 3m above parts of the kitchen.

The first floor extension is a void that sits over the proposed kitchen, with a parapet height of 5.5m. This first floor volume extends 1.8m from the existing ground floor rear facade and 2.8m from the existing first floor rear facade.

This double-height volume is proposed in this location because it does not block sunlight or daylight, there are no affected windows on the neighbouring property to the south, and it brings light into the darkest part of the house. Given the context of the 6m-long blank wall directly to the south, this new volume should not feel overbearing or diminish the neighbour's amenity.



Below: Photo from existing dormer of No. 71 showing flank wall of No. 69 and the window locations on this wall in relationship to the existing flat roof over first floor.



The existing roof is hipped, with a rear and a side dormer, and its current irregular form results in a somewhat haphazard roofline when viewed from the street. The proposal will change the roof shape from hipped to a gable wall on the south end, with the ridge at the same height. This will remove the need for the side dormer. The new rear dormer will sit 400mm down from the ridge and 600mm up from the eaves, measured along the roof

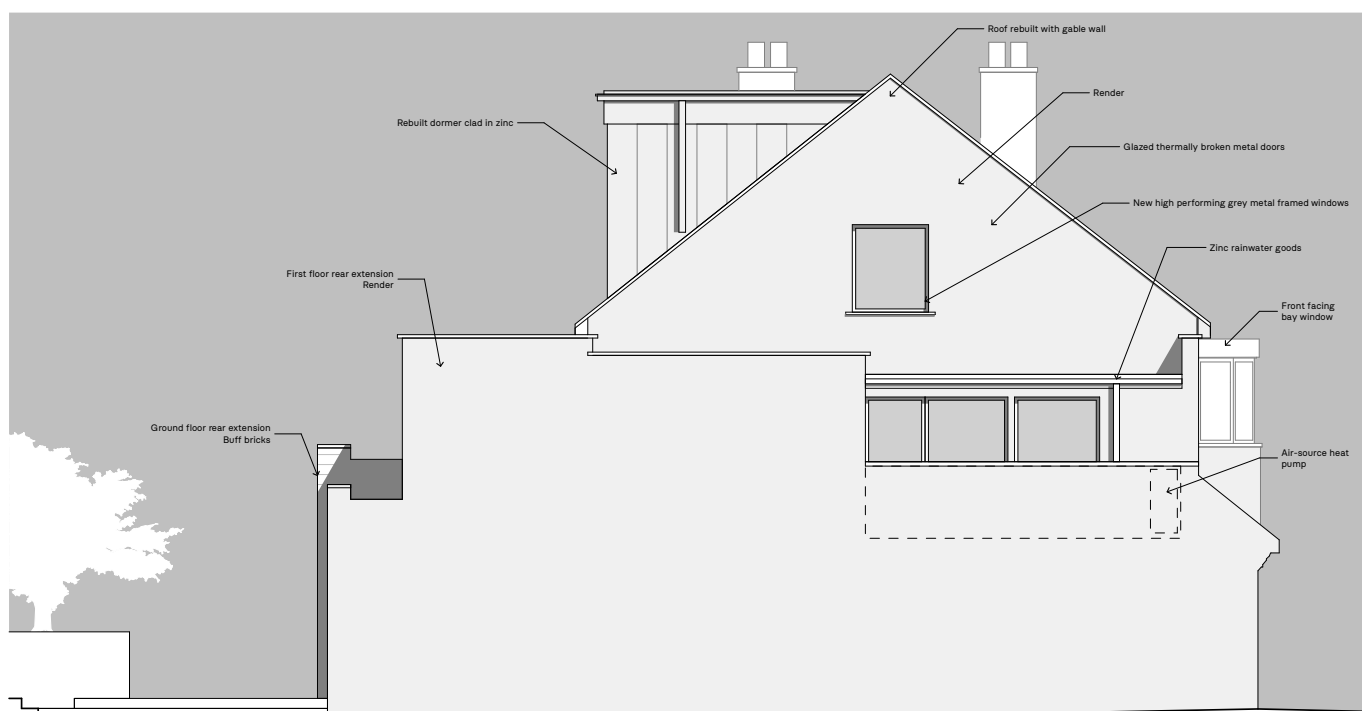
pitch, and closely follows the design of a recently completed loft conversion at 75 Grasmere Road [HGY/2022/4372]. The proposed dormer will appear subordinate to the new roof and host dwelling. This element would not normally require permission in itself and should therefore be considered acceptable. This type of alterations is already an established and accepted part of the area's character. The changes to the roof shape will give the building a much more uniform and coherent appearance from the street, bringing it into closer alignment with the other semi-detached properties in the area.

At the front, the porch and entrance door are proposed to be rebuilt parallel with the front elevation. The proposal creates a more generous and welcoming entrance area by lowering the internal hallway floor, bringing it in line with the external front garden level.

Three semi-circular half-columns will appear to support the roof over the porch and garage.

The flat roof over the bay window is to be insulated and its level therefore raised to just under the main roof fascia.

Below: Proposed south elevation





Above: Photo of garden seen from existing loft dormer.
Below: Photo of garden wall on northern boundary.

Landscaping

The rear garden is relatively overgrown, with a number of smaller trees, shrubs and bushes. A particularly attractive Japanese maple, centrally located in the garden, will form the new centrepiece and provide shade to the proposed external dining area. A semi-circular retaining wall will protect the soil and roots of the tree. Between the retaining wall and the southern boundary, new steps are proposed to navigate the difference in height. Some smaller trees along the southern boundary are proposed to be removed.

Along the northern boundary there is currently a brick boundary wall, which appears to sit entirely within the site boundary. This is to be demolished to make way for the new extension and rebuilt further west to provide privacy between the properties.





CGI of proposed rear extension and rebuilt loft dormer

Appearance

The garage door is to be replaced, matching the new entrance door. Both are proposed to be aluminium and have a painted grey finish, matching the colour of the new window frames, with the top panels glazed to provide privacy while allowing light into the interior. This creates a more unified and coherent material palette across the front elevation.

The external walls will be clad with external insulation to improve the fabric U-value, and rendered in an off-white colour.

The existing windows are to be replaced with new energy-efficient glazing, with minimal grey metal frames.

The rebuilt main roof and the roof over the garage and porch will be re-roofed with red tiles.

The rear facade at first floor level will have

the same treatment as the front, with external insulation, render and new windows. The first floor extension will also be rendered in the same colour.

The proposed ground floor extension is to be built in buff facing brick, with three sets of large, glazed, full-height metal sliding doors.

The rear dormer will be clad in red zinc with window frames in a matching colour.

The south-facing side elevation will see some changes to the existing terrace at first floor level. This consists of reconfiguring the door and window to suit the new layout, and a new window to the rear bedroom.

The new south-facing gable wall will have a window at loft level. Together with the roof-lights on the front slope, this will provide ample light for the stairs.



View of house from garden. Note: flank wall of No. 69 shown in white.

4. Access

There are no changes proposed to the access of the property.

5. Impact Assessment

The proposal has been designed to avoid negatively impacting the neighbours' amenity. On the northern boundary, the rear extension steps down to 3m, sitting limiting any sense of enclosure to the neighbouring garden at No. 73 Grasmere Road.

The first-floor extension has been designed to avoid impacting any of the windows to the neighbouring building on the southern boundary (No. 69 Grasmere Road): this flank

elevation is blank except for two high-level windows, which are located higher than the proposed first floor extension. We can therefore confidently say that the first floor extension would not result in a material loss of daylight or sunlight to No. 69.

Given the 6m-long blank flank wall on the neighbouring property to the south, and the extension's stepped down volume on the northern boundary, the proposal should not result in a materially increased sense of enclosure or overshadowing to either neighbouring garden.



Breathable external wall insulation.



Air-source heat pump.

6. Sustainability

The building will see several changes that will improve its energy efficiency.

The existing external walls will be upgraded with external insulation. The existing windows will be replaced with new, more energy-efficient, thermally broken windows. The new rear extension, which replaces the existing solid masonry wall, will be built as an insulated cavity wall with a much-improved U-value. The new roof and dormer will also have improved U-values.

The existing gas-fired boiler will be replaced with a new air-source heat pump, and energy-capturing PV panels are proposed for installation on the roof.

7. Conclusion

The proposal is the result of a careful analysis of the context, the existing fabric and the future requirements of a family moving into the borough. The works, when completed, will transform the house from its current oddly shaped, unloved state into a considered and coherent new whole.