

DESIGN AND ACCESS STATEMENT

Date: 13.07.2026

Property: 61 Grosvenor Road, London N10 2DR

Revision: P2

Introduction

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

Proposals include:

- New loft conversion including a rear dormer extension and hip-to-gable roof extension
- Roof-lights to the front roofscape
- New second floor side windows
- New solar panels

Use

The proposal is for a loft conversion to provide a new bedroom with en-suite bathroom.

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 loft to achieve a net increase of approximately 34.6 m²

Layout

The rooms to the rest of the house are to remain to the original layout.

Scale

The proposal is of a similar scale to the neighbouring rear dormer extensions and will not have an effect on any neighbouring amenities.

Since the extension is facing the rear garden it does not affect the character of Grosvenor Road.

The adjacent neighbors at no. 59 and no. 57 also have similar sized dormer rear roof extensions with hip-to-gable roofs.

Landscape

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

Appearance

Walls

The external finish of the walls to the rear dormer extension will be with hanging terracotta tiles to match the existing pitched roof.

The side wall of the hip-to-gable extension is to be in pebbledash render to match the existing.

Roofs

The new rear dormer extension will have a flat roof with GRP fibreglass or single-ply membrane roofing, and the hip-to-gable roof will have roof tiles matching the existing.

Windows

The windows to the rear of the dormer will have metal frames in polyester powder-coat finish.

The new side windows at the second floor level will be with painted timber frames with obscured glass to match the existing side facing windows.

Access

The access to the house is unchanged.

The access to the proposed loft from the first floor will be via a new staircase matching the existing stair.

Energy

The installation of solar panels on the new dormer flat roof are proposed as a source of renewable energy and to reduce carbon emissions.

Design Considerations

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

Similar proposals for a loft conversion with extension have been approved for the neighboring properties at:

- 59 Grosvenor Road (planning ref: HGY/2003/1847)
- 57 Grosvenor Road (planning ref: HGY/2003/1383)
- 55 Grosvenor Road (planning ref: HGY/2008/1398)
- 53 Grosvenor Road (planning ref: HGY/2017/1038)
- 49 Grosvenor Road (planning ref: HGY/2013/1602)
- 47 Grosvenor Road (planning ref: HGY/2002/1086)
- 41 Grosvenor Road (planning ref: HGY/2022/1586)
- 39 Grosvenor Road (planning ref: HGY/2024/0046)

Similar solar panels have been installed over dormer roof extensions in the Vallance Road conservation area at:

- 49 Grove Avenue
- 51 Grove Avenue
- 71 Grove Avenue
- 8 Lansdowne Road
- 12 Lansdowne Road