Design, Access & Heritage Statement

50 Grosvenor Road

London N10 2DS

Vallance Road Conservation Area

01 Introduction

This statement supports the planning application for a proposed 3m single-storey rear extension at 50 Grosvenor Road, N10 2DS. The aim is to create a more practical and comfortable ground-floor living space while respecting the existing house, neighbouring properties and the surrounding conservation area.

02 Existing property and context

The property is a two-storey post-war house constructed in red brick, with white double-glazed windows and doors. The pitched roof is finished with weathered clay interlocking tiles.

The property lies within the Vallance Road Conservation Area, which includes Grosvenor Road, Vallance Road, Grove Avenue and adjoining streets. The area contains a mix of architectural styles and building scales. The proposal responds to this varied residential setting.

03 Proposed design

The proposal involves a modest 3m-deep, single-storey rear extension, designed to provide a brighter, more practical ground-floor living space with improved views and access to the garden.

The extension has been carefully designed to respect the scale and character of the existing house. Its height will match that of the approved rear extension at No. 52 Grosvenor Road, helping maintain a consistent relationship between neighbouring properties. Its simple form and sympathetic materials will ensure it remains clearly secondary to the original two-storey building.

Particular consideration has also been given to neighbouring amenity. The extension's limited depth and single-storey height are intended to minimise any impact on neighbouring daylight, outlook and sense of enclosure. The proposed glazing and short rear terrace, similar to properties 52 and 54, will face the rear garden rather than directly towards neighbouring properties, helping maintain privacy and avoid overlooking.

New external brickwork will be chosen to match the existing house as closely as possible, helping the extension sit naturally within the rear elevation. Internal alterations will improve the connection between the kitchen, dining and living spaces without changing the appearance of the principal frontage.

Overall, the proposal represents a well-considered and proportionate addition, improving the property's living accommodation while respecting the established pattern of rear development and safeguarding neighbouring residential amenity.

04 Heritage considerations

The extension will sit to the rear, with limited visibility from the public street. It will not alter the principal frontage or the established appearance of the house within the streetscape.

The single-storey scale, simple design and matching materials are intended to preserve the character and appearance of the Vallance Road Conservation Area. The proposal is also designed to limit visual impact on neighbouring properties.

05 Access

The existing pedestrian access from Grosvenor Road and the main entrance will remain unchanged.

06 Relevant planning history

52 Grosvenor Road, N10 2DS — HGY/2017/1620: Full planning application for a single-storey rear extension (identified as approved in the supplied project information).

42 Grosvenor Road, N10 2DS — HGY/1993/0906: Full planning application for a single-storey rear conservatory on the boundary with No. 44.

07 Conclusion

The proposed 3m single-storey rear extension is a modest, sympathetic addition that will improve the functionality of the home while respecting the existing building and its neighbours. Its scale, location and matching materials are intended to preserve the character and appearance of the Vallance Road Conservation Area.