

79 GROSVENOR ROAD, LONDON, N10 2DU

**DESIGN AND ACCESS STATEMENT
NOVEMBER 2023**



Aerial view of 74 Vallance Road

1.0 - INTRODUCTION

This Design and Access Statement is in support of the proposed development at 79 Grosvenor Road, London. The works comprise the construction of a loft extension with proposed dormer to existing outrigger, and associated internal reconfigurations.

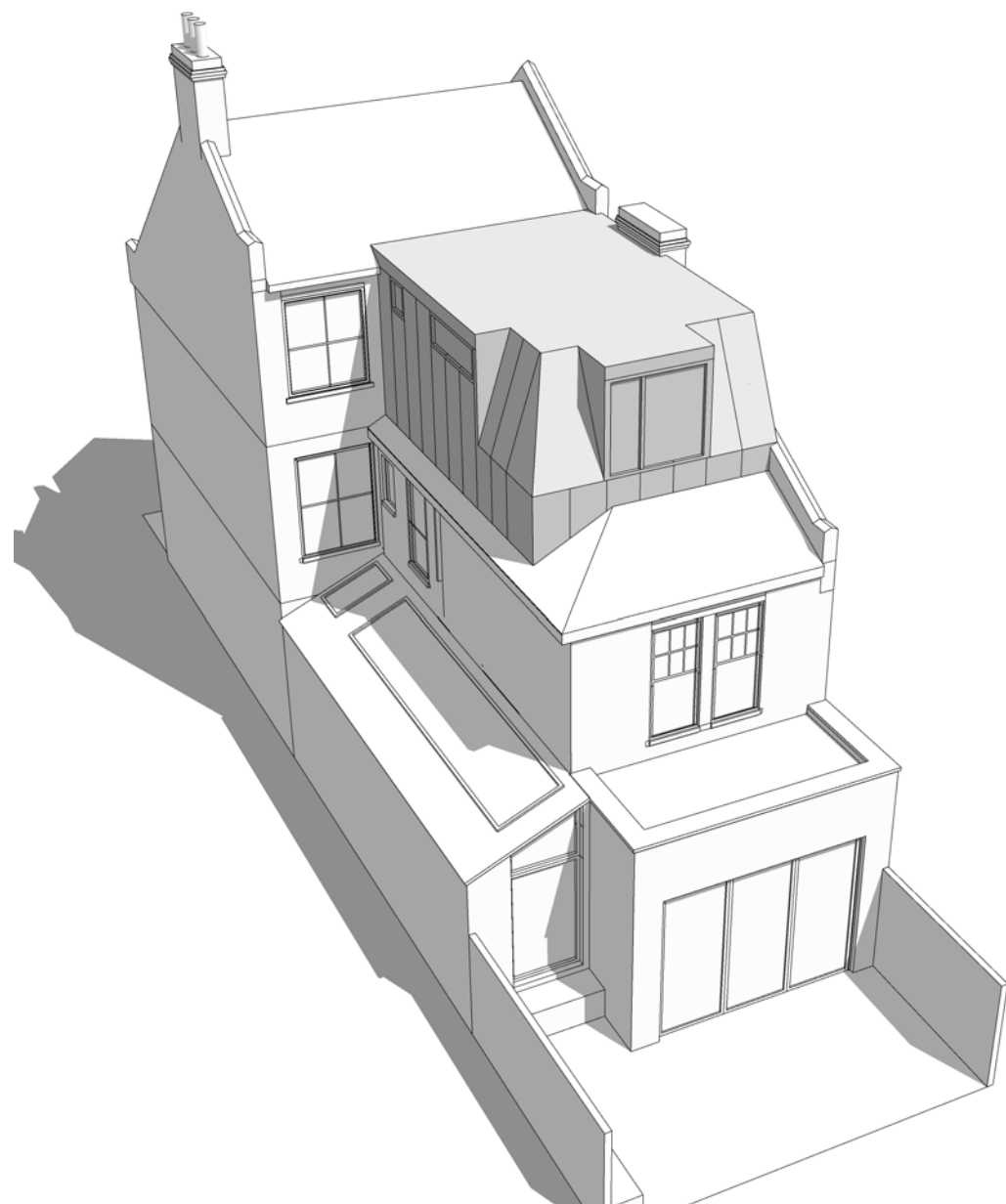
This Design and Access Statement has been prepared pursuant to, and in accordance with the London Plan, and the Haringey Local Plan: Development Management DPD.

2.0 - CONTEXT

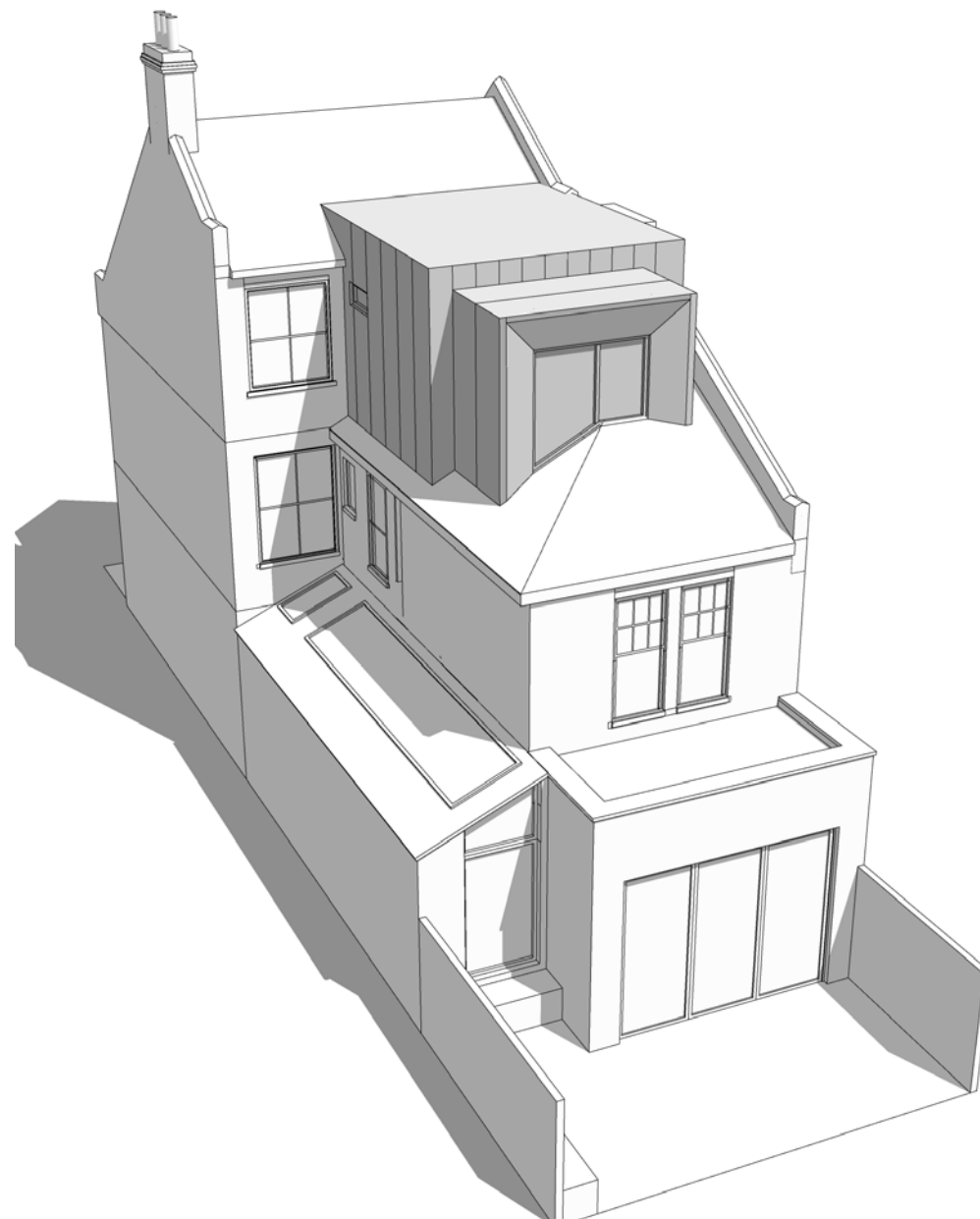
The development site is located on the southern side of Grosvenor Road and close to the corner of Windermere road, in a predominantly residential area. The property is situated in the Vallance Road Conservation Area. There are no tree preservation orders on the site.

The existing building at no. 79 Grosvenor Road is a three storey semi-detached dwellinghouse with a two storey rear outrigger. It is Edwardian in style and similar in appearance to the houses on the opposite side of the street. The neighbouring buildings are different in terms of appearance and massing.

A planning application for a ground floor rear and side infill extension was approved in August 2022, and is due to be completed early 2024.



Part mansard loft extension proposal (Design 7)



Box dormer proposal (Design 3)

3.0 - PRE-APPLICATION

Pre-application design proposals were submitted in November 2022. The design options included a part mansard roof with small dormer window (Design 7), and also a box dormer with smaller protrusion at it's front (Design 3). The finishing to both options would be zinc cladding.

It was considered that the flat roof box dormer design communicates a more subservient addition to the roof, so this was the preferred option. However, it was advised that the protrusion of the smaller dormer window element should be reduced in size.

Proposed zinc cladding was confirmed to a be a suitable choice of material for the dormer.



Proposed perspective views of the 3d model



4.0 - DESIGN

4.1- Use / Amount / Layout

The proposed loft dormer will provide an additional double bedroom/ home study space, with adjoining ensuite bathroom.

As part of the proposal the second floor staircase will be replaced to create a new building regulations compliant staircase with landing space leading to the existing 2nd floor bedroom and shower room and the new loft extension bedroom. The existing original second floor staircase is currently non-compliant with current building regulations due to the low head height to the 1st floor landing.

A good sized double bedroom will be created in the loft extension, with a large projecting window offering plenty of natural light and views over the garden. The ensuite bathroom will have a good sized shower and high level window for natural daylight and ventilation.

4.2– Scale

The proposed dormer is set back from the eaves of the pitched outrigger roof to reveal more of the original roof elements and to allow the development to not appear imposing.

The proposed dormer extends 4.5m from the rear elevation external wall, with a small projecting window that extends 0.7m. The projecting window was reduced in size following comments received from the planning officer during the pre-application process.

The overall height of the dormer is kept to a minimum, and sits just above the eaves height of the main rear roof slope, so it does not compete with the existing features of the roof.

4.3– Appearance

A striking and elegant angled projecting window adds interest to the rear elevation of the outrigger box dormer extension.

Zinc standing seam material will clad the proposed dormer, which will offer a high-quality finish to the extension and will compliment the character and appearance of the house and conservation area.

The colour of the zinc cladding and aluminium window frames will match exactly the zinc cladding to the proposed ground floor rear and side extension to provide a cohesive appearance to the proposed rear view of the house.



Proposed rear elevation view of the 3d model

5.0 – ACCESS

The property will remain a single family residence which is accessed via the ground floor entrance on Grosvenor Road.

Vehicular and transport links are not impacted in any way. Inclusive access is also not altered in any way.

6.0 – SUMMARY

The loft extension at 79 Grosvenor Road proposes a high-quality development which is sympathetic and sensitive to the existing and surrounding buildings.

The proposal provides much needed additional bedroom and home working space, and helps to upgrade the amenities and spatial design in line with modern requirements.