

DESIGN & ACCESS STATEMENT FOR
25 GROSVENOR ROAD, LONDON, N10 2DR

Background

The application property is a semi-detached property with five bedrooms, an en-suite & a bathroom, a lounge, a living room, a WC and a kitchen/dining area in Grosvenor Road, N10. The property is in the Muswell Hill Conservation area.

The proposal involves the formation of dormers to the gable end & to the rear roof slope, to create a larger loft bedroom & an enlarged shower room; see accompanying elevation drawings. The proposal is a similar design to a number of gable end & rear dormers, which have received approval in the surrounding area.

The rear dormer windows is subordinate to the roof slopes, being set up from the eaves, down from the ridge & being in from the party wall & gable wall, so sized to preserve the dominance of the roof pitch. The dormer is also in keeping with the character, size and scale of the host building as a whole.

It is felt that the proposal does not create any new problems of overlooking.

It will not adversely affect the privacy and amenities of any adjoining property and would not adversely affect the residential character of the area.

It is considered to be consistent with Haringey's policies in respect of 'General Principles', 'Quality Design', & in relation to their 'Design Guidance' & the Council's 'Housing' Supplementary Planning Document.

Physical

The site runs north-east to south-west, front to back & has no other outbuildings positioned on it. There is a garden to the rear. The position of drainage & gas lines is not known. There is no known history of crime or disorder on the site.

The loft will principally be constructed on site with materials brought in to enable this.

Access

The new bedroom & shower room will be reached via the proposed staircase.

Social

The social impact on the locality is negligible

Economic

The economic impact on the locality is negligible

Planning Policy

The scheme has been designed in sympathy with the Council's policies. Immediate neighbours have been advised of the proposal.