

Design and Access Statement

Proposed single storey rear extension
and alterations

at

39 Grosvenor Road
London, N10 2DR



Proposal

Proposed single storey rear extension and alterations, to include replacement windows to rear at first floor at 39 Grosvenor Rd, London, N10 2DR.

Overview and Context

The existing property is an inter-war house in a street of Edwardian and interwar houses, with some postwar blocks of flats. The street sits within the Vallance Road Conservation area.

A significant number of houses on the street have been extended: into the roof, to the side and to the rear. The existing property has been extended into the roof. The Neighbouring properties at no 37 and 41 have both been extended into the roof and rear; with No 37 having had planning permission granted for revision / enlargement of the rear extension (HGY/2022/2466)

Photo: context of front of property. No 39 central, 37 to left and 41 to right



Photo montage: showing context of the rear of No. 41 which has an extension with a mono-pitch roof. The house and patio sit in an elevated position relative to 39.



Photo montage: Showing the context of No. 47 which has existing rear conservatory extending back 3.4m



Use

The property is a single-family semi-detached dwelling.

Amount

The proposal is to erect a ground floor rear extension with level-access rear patio.

Layout / Scale

The single storey rear extension is subordinate in scale to the existing building.

Appearance

New walls to be rendered and painted white to match the existing dwelling; with the small mono-pitched roof removed and replaced with felt flat roof extension.

First floor window frames to be double glazed windows to match the original.

The single storey rear extension is subordinate in scale to the existing building.

Access

Existing main access is unaltered.

Conclusion

The extension by virtue of its scale, siting and construction will have a minimal impact on the original house, and no impact at all on the neighbouring properties; both of which have already been extended to the rear. The property is within the Vallance Road conservation area, and consideration has been given to proposals.