



4 Grasmere Road London N10 2DJ

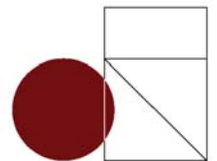
Design and Access Statement

Version: P0 (February 2024)

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Examples of our works

1.0 Introduction

1.1 Executive Summary

1.1.1 This is a Design and Access Statement prepared by kAD Architects on behalf of the applicants, Mr and Mrs Sanders, in support of the Householder planning permission application at 4 Grasmere Road, London N10 2DJ.

1.1.2 Permission is sought for the following works:

- Erection of rear dormer roof extension to main and outrigger roofs
- Installation of 3no. conservation-type rooflights on front roof slope

1.1.3 The purpose of the proposed development is to provide increased accommodation and improve amenities for the applicants and their young family.

1.1.4 This Design and Access Statement aims to explain and justify the proposed alterations. In doing so, it will be demonstrated that the proposals have been carefully considered and that the development will not cause harm to the appearance of the building and the conservation area, nor have unacceptable effect on the amenities of the neighbouring properties.

1.2 Design Team

1.2.1 kAD Architects are a London-based architectural practice founded by Nan Atichatpong in 2009. Nan was a project architect for Eric Parry Architects on the award-winning renovation works at St Martin-in-the-Fields, Trafalgar Square. Since then, the practice has been involved with a number of successful, high quality residential developments in tight urban sites, as well as projects on statutory listed buildings, and in conservation areas.

1.2.2 Our practice focuses on exploring the potential of spaces and places through thoughtful and careful assessment of the project brief. All our developed designs are rooted in in-depth process of research and exploration into the materiality, physicality, and psychology of the site which enables us to deliver the optimum solution to each design challenge we are presented with.

2.0
Assessment

2.1 Site Location

2.1.1 4 Grasmere Road is a two-storey mid-terrace dwellinghouse on the east side of Grasmere Road – a street that is characterised by terraced residential properties of similar designs.

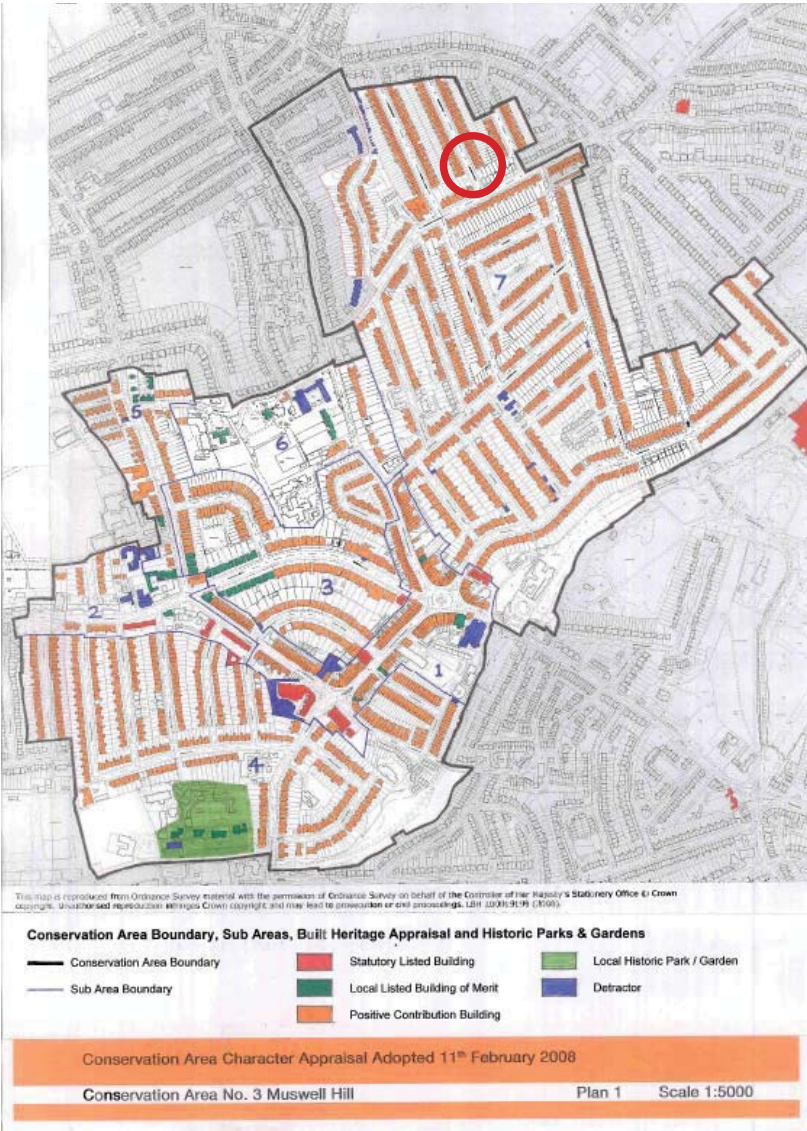
2.1.2 The application site is in the Muswell Hill Conservation Area.

2.1.3 The application site is not statutorily listed.

2.2 Wider and Historic Context

2.2.1 The Conservation Area was designated on March 1st, 1974 and is notable for its unspoilt character and appearance as an Edwardian suburb developed for large family houses for people working in central London.

2.2.2 Grasmere Road has a homogeneous appearance and many properties on the street already benefit from L-shape rear dormer extensions similar in design and appearance to the proposed works.



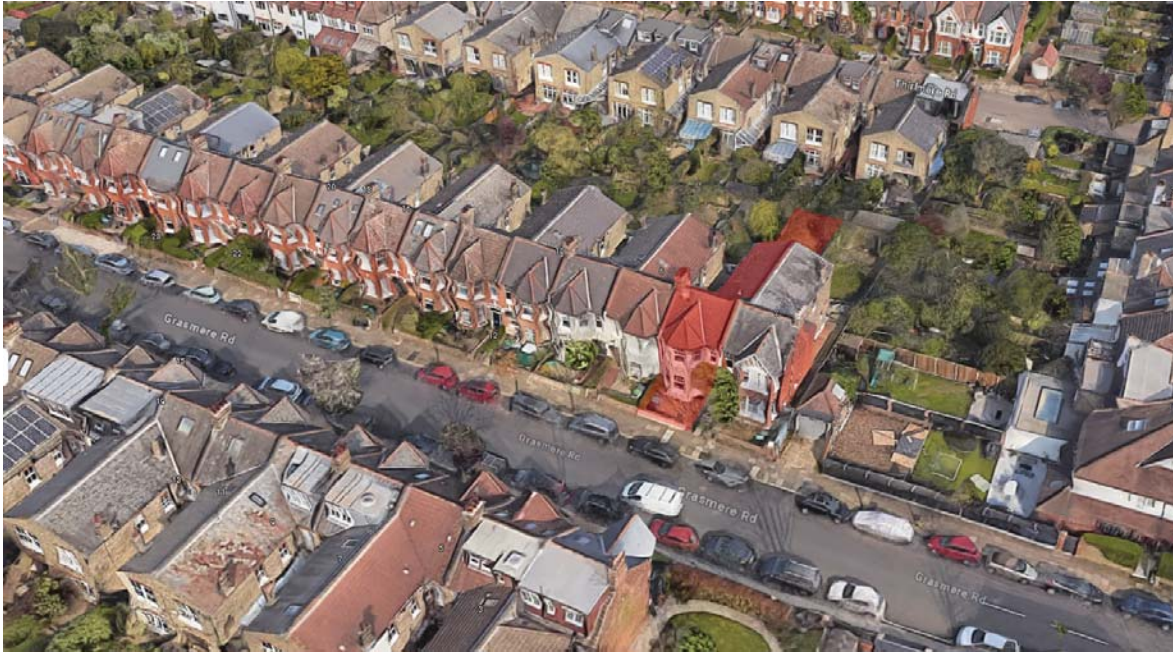
Conservation Area map showing the application site as a positive contribution building (circled red)



Front elevations of Nos. 2-8 Grasmere Road



Looking down Grasmere Road



Aerial view of site (highlighted in red) from west (front)



Aerial view of site (highlighted in red) from east (rear)

2.2.3 The designs for Nos. 1-27 and 2-36 were submitted and approved in 1903 by Steeds & Son. No. 38 therefore is the first of the next phase of the development, with a different, though harmonious, design by Chesterton & Sons. Plans for Nos. 38-40 were submitted and approved in 1907.

2.3 Existing Building

2.3.1 The application site has been modernised in the past, but still retains many of the original features and layout.

2.3.2 However, despite being a large family home with generous reception spaces and 4no. bedrooms, the property possesses only 1no. modestly sized bathroom.

2.3.3 The loft space has been converted in the past only for storage, but is generous in proportion.

2.3.4 The erection of a rear roof dormer will increase the amount of accommodation for the applicant's young family, allowing for the creation of 1no. single bedroom, 1no. guest bedroom/study, 1no. family bathroom, and more storage spaces.

2.4 Site Photos - Exterior



Front elevation and adjacent properties



Front boundary



Front bay window



Rear garden



Rear elevation (main roof)



Rear elevation (outrigger)

2.5 Site Photos - Interior



First floor landing



Existing staircase (ground to first)



Loft space looking north



Loft space looking north - showing split level



Existing bathroom



Loft space looking south



Loft space looking south-east



Aerial view of Grasmere Road with dormer extensions highlighted in red



OS map extract of local area (1950)

3.0 Planning Context

3.1 The following planning policies and planning document guidance's have been consulted during all stages of the design process and in preparation of this document:

- The National Planning Policy Framework (NPPF)
- The London Plan (2021)
- The London Plan Housing SPG (2016)
- Haringey Local Plan: Strategic Policies (2017)
- Haringey Development Management DPD (2017)
- Conservation Area No. 3 Muswell Hill CA Character Appraisal (2008)
- Haringey Urban Character Study (2015)

3.2 Planning History and Considerations

3.2.1 There is no planning record for the application site.

3.2.2 There are numerous examples of rear roof dormer extensions with installation of rooflights on front roof slope in the vicinity of the application site that are similar in design, scale, and appearance.

3.2.3 Most recently, permission was granted at No.2 Grasmere Road, adjacent to the application site (app. ref: HGY/2023/2567, dated 06/02/2024). Our proposals are similar in design, scale, and appearance to this development.

3.2.4 In addition, the form of the proposed rear dormer is similar to the consented scheme at No. 64 Grasmere Road (app. ref. HGY/2022/0975, dated 11/05/2022).

3.2.5 Similar permissions were also recently granted at No. 37 Grasmere Road (HGY/2021/0243), No. 44 Grasmere Road (HGY/2020/0983), and No. 52 Grasmere Road (HGY/2020/2738).

MATERIAL KEY

B

FACING BRICKWORK

T

CONCRETE PANTILES



Existing front elevation (1:100)

MATERIAL KEY

B

FACING BRICKWORK

T

CONCRETE PANTILES

S

NATURAL SLATE

KEY

FRONT ELEVATION

E.01

3NO. NEW ALUMINIUM-FRAMED CONSERVATION-TYPE OPENABLE ROOFLIGHTS ON FRONT ROOF SLOPE



Proposed front elevation (1:100)

4.0
Proposals

4.1 Erection of rear dormer roof extension to main and outrigger roofs

4.1.1 The formation of the rear dormer roof extension will allow the creation of 1no. bedroom, 1no. study/guest bedroom, and 1no. appropriately sized family bathroom.

4.1.2 The slate-clad dormer will be set in from all sides of both the main and the outrigger roofs.

4.1.3 There will be 1no. painted timber-framed window and 1no. painted timber-framed French door with painted metal railing on the rear elevation, and 4no. aluminium-framed conservation-type flat rooflights on the EPDM-clad flat roof that will not project more than 150mm beyond the plane of the roof.

4.1.4 The erection of L-shape rear dormer extension is in keeping with the pattern of development area as highlighted earlier.

4.2 Insertion of 3no. conservation-type rooflights on front roof slope

4.2.1 The rooflights will sit within the plane of the front roof slop and will be openable conservation-type.

4.2.2 The principle of rooflights on front roof slope has been established elsewhere in the vicinity, most recently at No. 2 adjacent, which have been granted planning permission for 5no. rooflights on the front roof.



MATERIAL KEY

B

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T

CONCRETE PANTILES

MATERIAL KEY

B

FACING BRICKWORK

T

CONCRETE PANTILES

S

NATURAL SLATE

KEY

REAR ELEVATION

W.01

PROPOSED SLATE-CLAD REAR DORMER EXTENSION ON REAR ROOF SLOPE AND OUTRIGGER

W.02

NEW TIMBER-FRAMED FRENCH DOORS WITH PAINTED METAL JULIET BALCONY

W.03

NEW TIMBER-FRAMED WINDOW

5.0
Use

5.1 The use of the site remains as existing: C3 single residential dwellinghouse

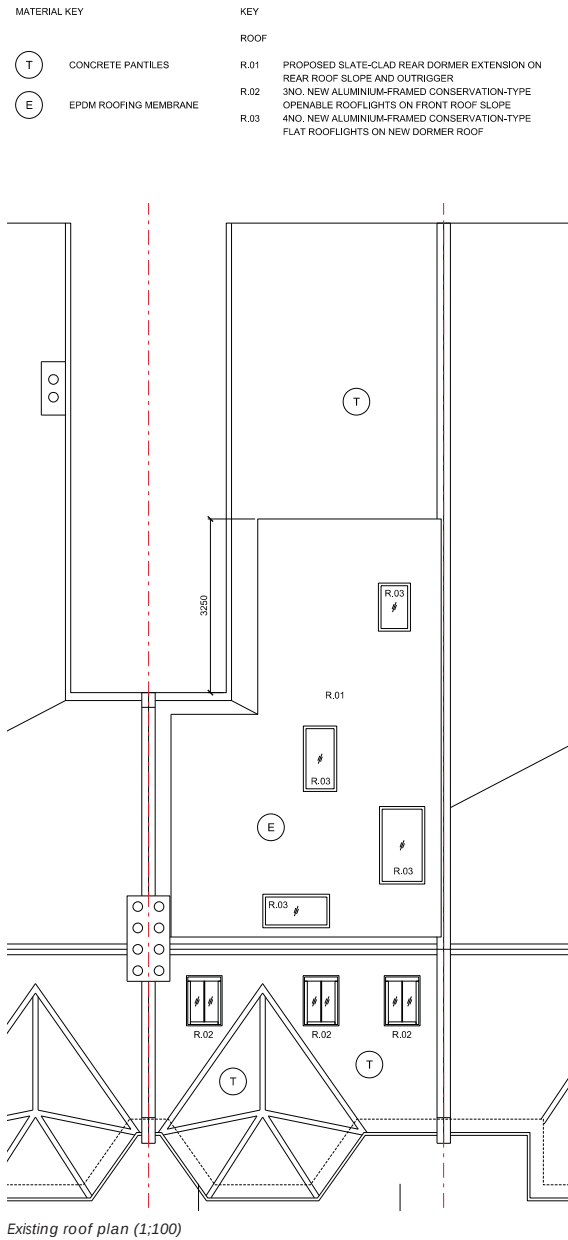
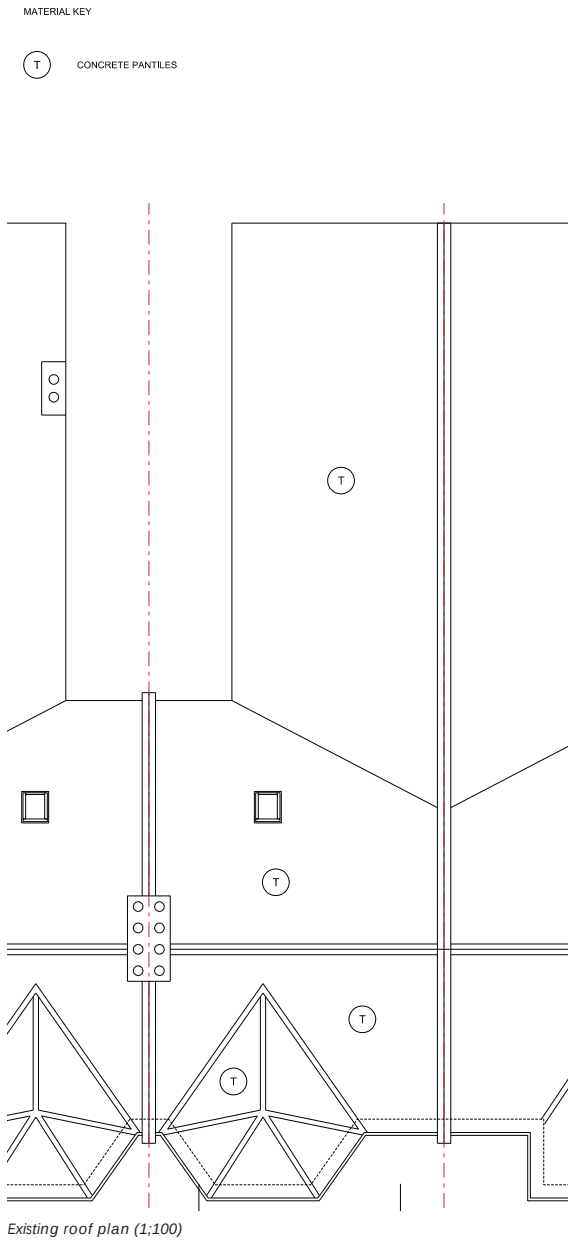
6.0
Amount

6.1 The application site has an area of 217 sqm.

6.2 The existing GIA (excluding loft) is 146.1 sqm.

6.3 The additional GIA floor area of the loft will be 34.9 sqm.





7.0

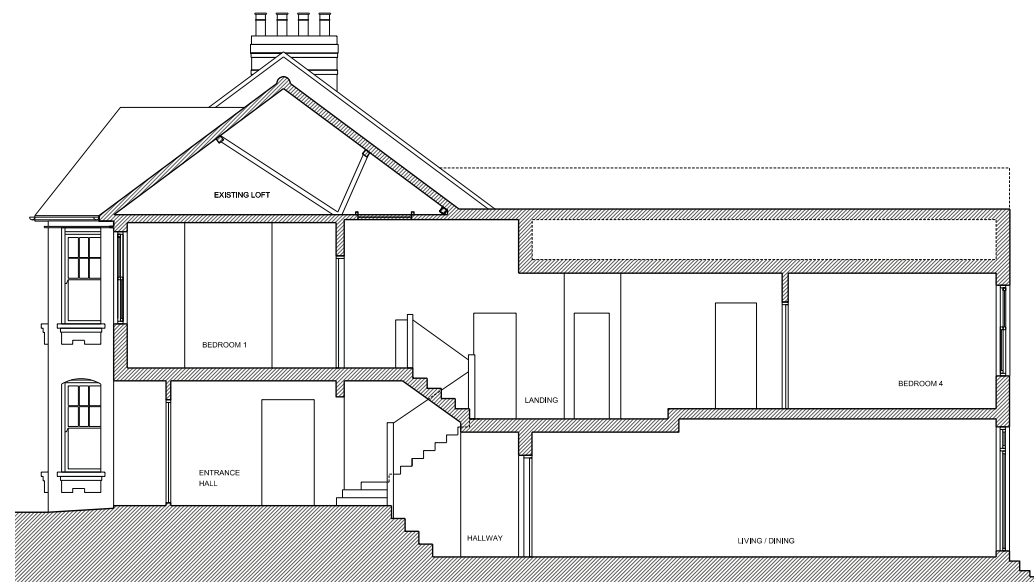
Layout

- 7.1 The existing staircase and first floor landing is generous and a new loft staircase is easily accommodated.
- 7.2 The proposed rear dormer will be set in from all edges of the existing roof to appear subordinate and no part of the new extension will be higher than the highest part of the existing roof.
- 7.3 The additional windows and rooflights will not affect the amenity of neighbouring properties, most of which already benefit from similar additions.

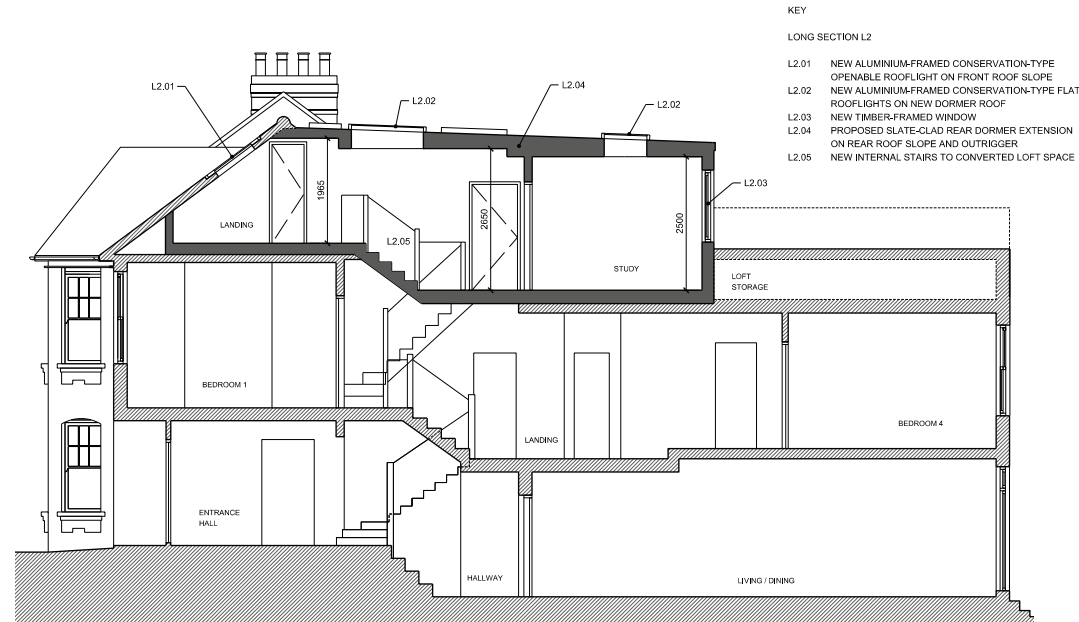
8.0

Scale

- 8.1 The scale of the dormer extension is proportionate and subordinate to the host building: being smaller in footprint and lower in ceiling heights to the existing floors below.
- 8.2 The proposed dormer is similar in scale and size to the recently consented dormers at Nos. 2 and 64 Grasmere Road, as well as other similar rear dormers in the immediate area.



Existing long section L2 (1:100)



Proposed long section L2 (1:100)

9.0
Appearance

9.1 The form and materiality of the proposals are traditional to be inkeeping with the host building and the surrounding properties.

9.2 Although the current roof has been re-clad in cement pantiles, it would have been slate originally, and we have chosen slate to externally clad the dormer extension. The roof extension at No. 2 will also be similarly clad in slate.

9.3 The use of painted timber for both the window and French door on the rear elevation in keeping with the appearance and character of the host building and the conservation area in general.

10.0
Access

10.1 There is no change to the accessibility of the application site.

11.0
Conclusion

11.1 The information detailed in this Design and Access Statement demonstrates that the proposed development has been designed not only to improve the layout, amount, and quality of the accommodation at the application site, but also with respect to the appearance and scale of the conservation area as well as the amenities of the neighbouring properties.

11.2 The proposals aim for the highest standard in design and execution and will use high quality materials. The development to the rear of the building and does not visually dominate the existing building. The materials chosen are in keeping with those of the existing buildings and immediate surroundings.

11.3 The extension will not harm the outlook, privacy, daylight, or general amenities of adjoining residential properties.

11.4 The proposed development has been considered to be in according with local and national planning policies as outlined above.

11.5 For all the above reasons, we respectfully request the Design and Conservation team at the London Borough of Haringey planning department to view the development favourably and grant householder planning permission for the proposed works.

