

DESIGN, ACCESS & HERITAGE STATEMENT

28 GRAND AVENUE, LONDON N10 3BB

- **REPLACEMENT OF EXISTING REAR DORMER WITH
ENLARGED ZINC CLAD REAR DORMER**

HOUSEHOLDER PLANNING APPLICATION SUBMISSION

JOB NO: 4272

FEBRUARY 2024

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1.0 Introduction

This Design and Access Statement accompanies our submission for a planning application to explain the proposed works to No. 28 Grand Avenue to enlarge the existing rear dormer.

The proposals have been prepared to take Haringey's policy and guidelines for extensions into account and seek to improve the standard of living accommodation and amenity of the house whilst respecting the existing context and character of the area.

Below we describe the site and its surroundings and the proposed design. This statement should be read in conjunction with the submitted drawings.

2.0 Existing Building and Site

The site is in Haringey on the Southern side of Grand Avenue within a residential area and is adjoined to the east and west by properties of similar style and configuration. The property is located within the Muswell Hill Conservation Area.



Existing street view of no.28 Grand Avenue

The property is a single family, four storey terraced Victorian residential house. At the ground floor, the entrance hall is centrally positioned with stairs providing access to the lower and upper floors.

No. 28 Grand Avenue is part of a group of terraced Victorian houses in red bricks. The front elevation has a projecting porch with decorative woodwork and a canted bay window at ground floor and timber sash windows with stuccoed lintel.

The roof consists of slated pitched over the front and rear elevations, and a lead clard dormer roof at the rear.

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The rear elevation of the main house is in whitewashed bricks; it has sash and casement window. A single storey rear extension and alterations to the lower ground floor have been carried out in accordance with planning consent reference HGY/2022/2106.



Application site viewed from the south

3.0 Heritage

The existing heritage assets that the context of any proposed development should be considered within are the Muswell Hill Conservation Area and its positive contributors.

Grand Avenue is referred to in the Conservation Area Character Appraisal, as a street with 'considerable consistency along the street resulting from the uniform height of the properties, their relationship to the street, elevation treatment and detailing'. The houses are described as 'mainly terraced, constructed in red brick with pitched slate roofs with rendered coving to the eaves and bays. They have similar elevation treatment which creates a pattern of single storey bays, two storey projections and gables along the street and generally consistent detailing of doors and windows'. The groups of houses from No.10 to No.28 are described as positive contributors to the Conservation Area.

Our proposal is for a simple enlargement of an existing rear dormer. The appearance will be in keeping with the existing dormer, the existing rear roof finishes and similar rear roof dormers along the terrace. The proposal has taken note of the relevant sections of the CA appraisal and have been designed to relate sympathetically to the positive characteristics of the existing host building and to preserve or enhance the character and appearance of the CA.

4.0 Proposed Works

The application proposals are in summary as follows:

- Replacement of the existing rear roof dormer with a larger zinc clad rear roof dormer.

A larger rear roof dormer is proposed in the location of the existing rear roof dormer in order to provide additional usable area to the existing room. The proposed dormer will be set back from the roof eaves and in from the roof parapet wall between 28 and 26 Grand Avenue.

The proposed rear roof dormer will be clad in matte zinc to match the existing pitched roof slate finish and closely resemble the existing lead cladding.

New metal framed windows are proposed to the dormer to closely match the glazing used in the rear extension of the property and similar windows in the surrounding area.

No changes are proposed to the lower floors or front elevation of the property.

5.0 Use, Layout, Scale, Appearance

Use:

The property is a single dwelling house and its use will be retained as such.

Layout:

The proposed enlarged rear dormer will provide additional area for the loft room.

Scale:

The design of the proposed works is of a high quality. The new rear dormer will be an enlarged version of the existing dormer. The new dormer will be subservient to and in keeping with the character and scale of the host building.

Appearance:

The proposed works will not have any impact on the street scene as no alterations are proposed to the front elevation. The external alterations to the rear will be of a sympathetic appearance to the existing roof and dormer with high quality new materials to match those found in the existing building ie. brick to match existing (matte zinc cladding and metal framed windows).

6.0 Amenity

The proposed rear dormer will not have any material impact on the amenity of the adjoining and neighbouring properties.

7.0 Access

The application site currently contains a single dwelling house. There are no changes proposed to the existing access arrangements.