



Planning Statement

Site Location: 9 Grasmere Road, N10 2DH

Date: March 2024

To be read in conjunction with the following documents submitted separately:

REAL/2023/096/03-002 Block Plan (*Resilient Edge*)

REAL/2023/096/03-101 Plans - Existing (*Resilient Edge*)

REAL/2023/096/03-103 Plans - Proposed (*Resilient Edge*)

REAL/2023/096/03-201 Elevations - Existing (*Resilient Edge*)

REAL/2023/096/03-203 Elevations - Proposed (*Resilient Edge*)

REAL/2023/096/03-301 Sections - Existing (*Resilient Edge*)

REAL/2023/096/03-303 Sections - Proposed (*Resilient Edge*)

Site Description

The application site is occupied by a two-storey mid terrace dwelling with access from Grasmere Road via a front yard and raised front door. The property also has a private enclosed rear garden.

Proposal Summary

Loft dormer conversion to rear main roof and rear outrigger roof of mid-terraced dwelling to include 3no. front facing roof windows.

Community Involvement

Due to the negligible scale of development proposed, no community involvement has been undertaken as part of the application process.

CIL

The proposals have a net increase of 23.4sqm (GIA) and will not create or remove dwellings, resulting in the development not being Chargeable for CIL.

CIL Form 1 has been completed and submitted as part of this application.

Daylight / Sunlight Assessment

The proposed dormer extension will be positioned to the North West of the adjoining neighbour at no.7 Grasmere Road and therefore has very limited potential to impact daylight/sunlight to that property due to the orientation of the sun. Shading caused by the extension in the evening is unlikely to cause any additional impact on the inhabitants as significant shadow is already cast by the existing two storey rear outrigger.

The proposed dormer extension will be positioned to the South East of the adjoining neighbour at no.11 Grasmere Road. Whilst it's orientation would place the extension in direct line of sight from the sun, any shadow cast will largely fall over the existing rear outrigger roof of the adjoining property, with very limited potential to impact daylight/sunlight to the inhabitants. The 2.9m set back from the rear eaves serves to prevent morning light being blocked to the rear garden of no.7

A Daylight / Sunlight assessment can be prepared if required.

Drainage & Flood Management

No works are proposed at ground level so the development will not affect or be affected by drainage and flood management.

New roof areas will replace equivalent areas of existing roof, with rainwater goods connecting into existing above ground drainage infrastructure such that there is no net change to surface water loads discharging into main sewers.

Flood Risk

The application site is located within Flood Zone 1, an area with a low probability of flooding. The Environment Agency Flood map for planning has been submitted as part of this application.

Heritage

The application site falls within the Muswell Hill Conservation Area, as extended in 1991.

The application site is largely unchanged from its original form at the front elevation, which is typical of the nearby properties on Grasmere Road. To the rear a prior loft dormer conversion has been added, along with a side infill extension and alterations to the rear elevation at ground level. The prior additions and alterations have largely kept in keeping with the original material palette of the host building and are positioned away from the public view.

The proposals seek to replace the existing dormer structure with a new enlarged dormer structure. This is positioned to the rear of the building, away from the public view and is proposed to be finished in external materials that match the original material palette of the host building.

Front facing roof windows will be conservation style with glazing bars to compliment the traditional glazing style of the host property. The windows will be installed flush to the roof to minimise visual impact on the streetscene and to maintain the form of the front roof.

The rear dormer extensions will be set back from the existing eaves to visually maintain the original roof shape, with the rear dormer stepped back from the rear outrigger chimney to respect and maintain this original feature as part of the continuing roofscape.

Parking

There is no on-site parking and there is not sufficient space at the front of the property to provide on-site parking.

Grasmere Road provides controlled on-street parking for permit holders and short term stays for paying visitors.

Pollution Management

Air Quality will not be materially affected by the proposals as the existing and proposed Uses are residential (C3). New gas combination boiler heating systems will meet the requirements of Approved Document Parts J & L and will meet or exceed the requirement of EN15502 Pt 1 2015 Class 6. New cooking appliances will be electric. No other combustion appliances are proposed.

All external lighting will be cowled to prevent light pollution to neighbouring properties. External lights will be fitted with light sensing controllers to prevent energy use during daylight hours, with timer cut-offs to prevent lights being left on for long periods unattended.

Ventilation systems will be ducted to outside air in compliance with requirements for clearances from obstructions and openings as defined in Approved Document part F. No external extraction equipment is proposed other than duct terminals.

The land is not known or expected to be contaminated. Having been originally developed in the late 19th century on previously greenfield land, and with evidently little development having taken place in the interim, it is highly unlikely that the site would have been subject to any industrial contamination.

Transport

The site is located approximately 1.6km from Alexandra Palace Park station providing access to Great Northern and Thameslink rail services between Cambridge, Hertford North, Gordon Hill, London Kings Cross, Moorgate, Stevenage and Welwyn Garden City.

The site is located approximately 1.6km from Bounds Green station providing access to London Underground Piccadilly Line services between Arnos Grove, Cockfosters, Heathrow, Rayners Lane and Uxbridge.

The site is located approximately 2.5km from Highgate station providing access to London Underground Northern Line services between Finchley Central, High Barnet, Kennington, Mill Hill East and Morden.

The site is located approximately 150m from Bus Stops on Alexandra Park Road with services to Brent Cross, Cockfosters, Edmonton Green and Muswell Hill with connecting services.

The site is located approximately 550m from Bus Stops on Colney Hatch Lane with services to Archway, Friern Barnet, High Barnet, London Bridge, North Finchley and Warren Street with connecting services.

TFL WebCat gives a current PTAL score of 2 for the application site.

Tree Survey

There are no trees within falling distance of the proposed development. No works are proposed to trees and as the proposed works are entirely above ground they will have no impact on trees.

Waste Management

The dwelling is supplied with in-built separated internal storage containers for refuse and recycling within the main kitchen area. External storage will be unchanged.