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Fig 1. Aerial view along the East side of Grove Avenue.

1.0 Intent

Site Address:

This statement has been prepared by Jim Colman on behalf of our clients, Ben & Louise Hayman.

57 Grove Avenue
London
N10 2AL

It describes our proposals to add a loft extension to an existing property located at the address shown adjacent.

It supports a request to the London Borough of Haringey for a Householder Planning Application.

The assigned Planning Portal reference for this application is **PP-12946173**.

2.0 Profile

Architect's Details:

Jim Colman has been practicing as an Architect for nearly 20 years. Over that time he has worked at several London based, architectural practices, running domestic scale projects for private clients.

Jim Colman
Tel: 07786 132726
jim.e.colman@gmail.com

These have ranged from small internal refurbishment to large, scale developments in a number of settings. Often in Conservation Areas, many have been Grade or Locally Listed. It has been when developing new, elegant design while also maintaining a property's original character that he has been most successful.

As a private consultant he is interested in working on highly bespoke projects for ambitious clients who share a passion for design and problem solving.

2.1 Examples of Recent Work



Fig 2. Rear view of Brookesley Street, E3 - Conservation Area, Tower Hamlets



Fig 3. Rear view of Cheriton Square, SW17 - Conservation Area, Wandsworth



Fig 4. Rear view of Canonbury Park North, N1 - Conservation Area, Islington



Fig 5. Internal view of Highgate West Hill, N6 - Listed Building in Conservation Area, Camden

3.0 Site

The site is a large, semi-detached dwelling about halfway along Grove Avenue. Located on a relatively quiet, suburban area, the street runs uphill from North-West to South-East towards the rear of Alexandra Palace.

It sits within Haringey's 'Vallance Road Conservation Area', designated as such in 2008 though currently the area does not have an adopted area appraisal. Nonetheless the area is characterised by wide roads with large, two-storey detached and semi-detached, inter-war housing.

The property is not listed however it has been built in the distinctive Arts & Crafts style. Typically it features red brickwork to the ground floor external walls with white render to the walls above. Windows (albeit in UPVC frames) feature lead style decoration within a double storey, curved bay and a smaller single storey, oriel bay at the front. The large, main hipped roof comprises red clay tiles, red brick chimneys and a tiled gable roof overlooking the street. Overhanging eaves can be seen at both ground and upper levels with black gutters and downpipes.

In line with the other properties on the street, the house is sited above street level and is accessed via a sloped drive way, shared with number 59. Between the properties are two, joined, single storey garages, each with dual pitched, clay tiled roofs. Access to the house is either via the front porch (see below), a side kitchen door or via a door to this garage.

To the rear the house utilises a similar palette of materials with White render to both floors and a continuation of the roof style (the windows here are modern style, UPVC framed however). After a shallow patio, the property's rear garden, steps up steeply via steps and landscaped beds, leading to a large, deep garden at higher level.

From quick inspection, we can see the house has received little additional work since construction. To the front, a porch has been incorporated into the entrance bay and crudely detailed into the two-storey bay alongside. To the rear, a timber pergola has been added along with a surface mounted canopy, both presumably to mitigate against solar gain from the South-West aspect.

3.1 Planning History

The site has no planning history on Haringey's database.



Fig 6. Front view of number 57



Fig 7. Rear view of number 57 and number 55 alongside.

3.2 Site Photographs



Fig 8. Side view of number 57 & garage



Fig 9. Stairwell window



Fig 10. Front boundary between numbers 57 & 55



Fig 11. Rear garage roof & main house



Fig 12. Rear view of numbers 61, 59, 57 & 55 Grove Avenue



Fig 13. Front & side view of number 59 Grove Avenue

4.0 Proposals

The existing property offers three medium sized bedrooms and one smaller box size room. While this is adequate to accommodate our client’s family of five, they now need to create an additional guest room. Given the naturally tall space within the existing loft, the sensible choice is to convert this space.

4.1 Design

The most logical point of access to a new second floor would be via a continuation of the main stairwell. This would start from the first floor landing and like the existing stair, use a half landing to turn back towards the loft. Above this however currently lies a lower portion of hipped roof. Therefore to provide adequate headroom, this would need to be converted into a gable end by extending the existing ridge length. From that point a small dormer can be built facing away from the street, allowing both access to the upper floor and no visible additional volume from the public domain. As is standard, this new dormer roof would be set below the height of the ridge.

Formation then of rooms at this new second floor level would require a similar use of the existing main ridge height. By building a flat roof dormer to the rear and setting the external roof face just below this level, all new volumes will be concealed from the public domain and the lower street level (see Figs. 20 & 21).

As can be seen from existing local examples, this kind of extension can be easily accommodated by buildings of this size.

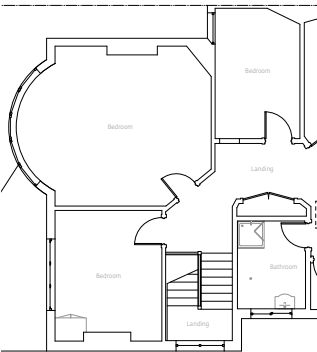


Fig 16. Existing 1st floor & stair landing plan.

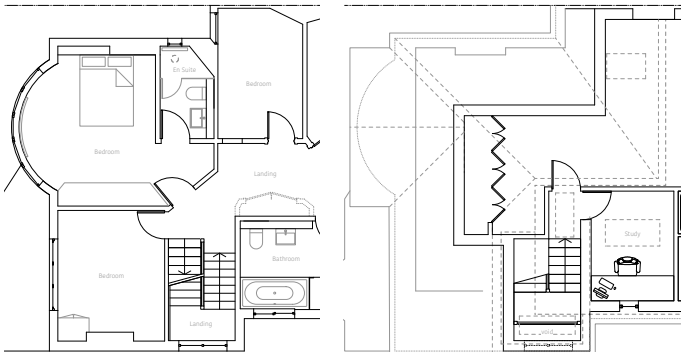


Fig 17. Proposed new stair at 1st & 2nd floor levels

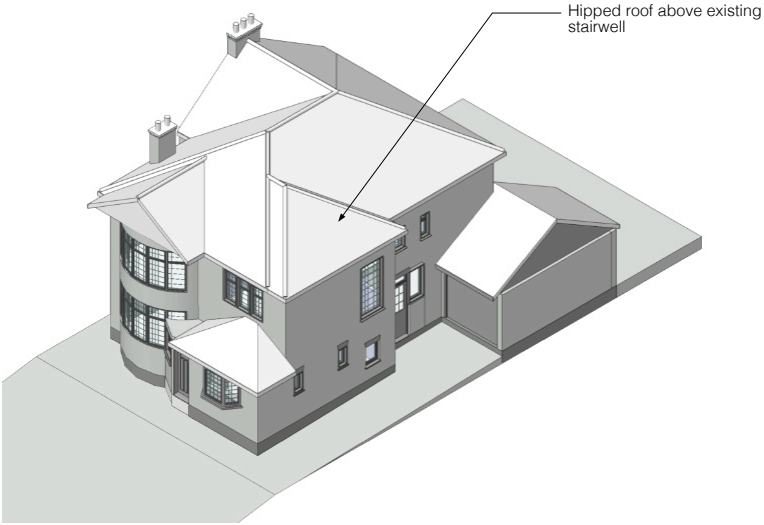


Fig 14. 3D model showing existing roof volumes

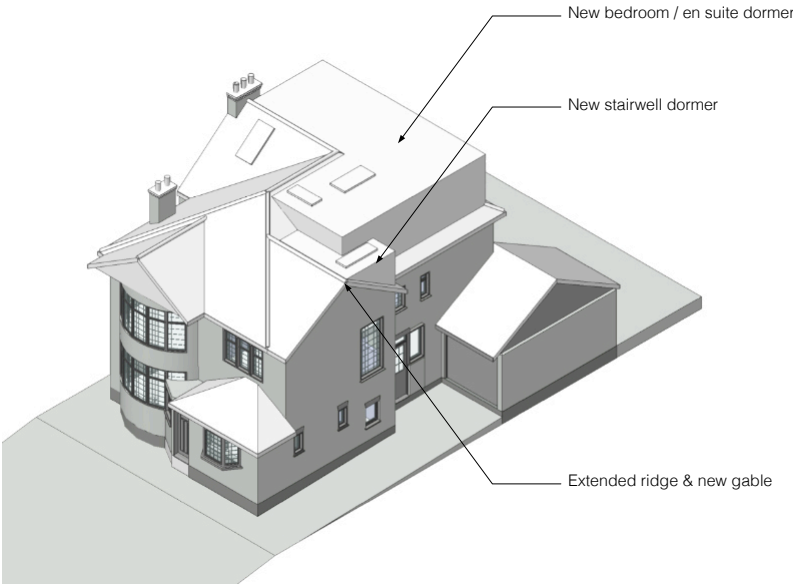


Fig 15. 3D model showing proposed roof volumes

4.2 Projected 3D views

Using 3D CAD software we've explored the impact the proposed volumes would have on the surrounding areas and public domain.

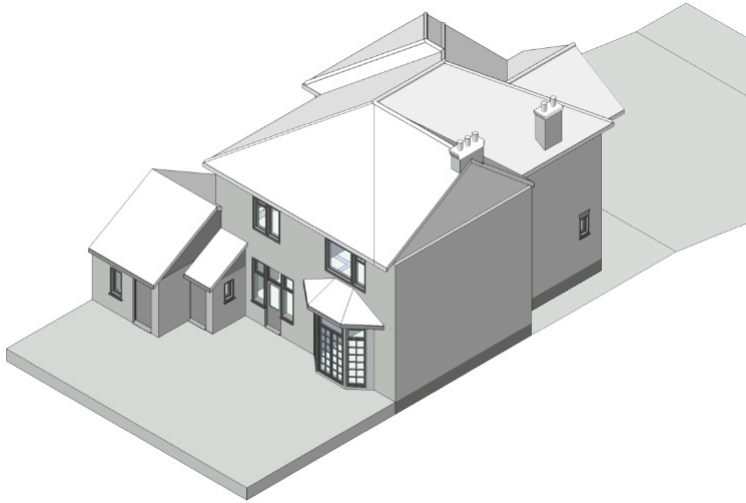


Fig 18. Existing rear axonometric view.

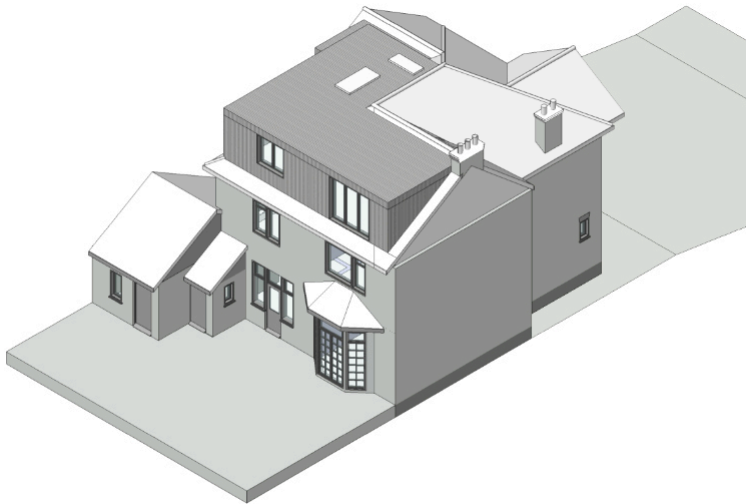


Fig 19. Proposed rear axonometric view.



Fig 20. Existing view from Public Highway.



Fig 21. Proposed view from Public Highway.

4.3 Precedent

The following applications can be found on Haringey’s planning database.
From aerial photos we can also see what properties have received similar style development.

Location: 49 Grove Avenue
Date: 23/07/2002
Proposal: ... alterations to roof including new side and rear dormer windows.
Application ref: HGY/2002/0741
Conclusion: Development is lawful

Location: 53 Grove Avenue
Date: 31/10/2006
Proposal: Erection of rear dormer with French doors and balustrade...
Application ref: HGY/2006/1211
Conclusion: Development is lawful

Location: 51 Grove Avenue
Date: 21/05/2018
Proposal: Loft conversion involving a gable and partial hip to gable and construction of rear dormer.
Application ref: HGY/2018/1006
Conclusion: Permitted. Acceptable impact on neighbouring properties.

Location: 56a Grove Avenue
Date: 17/06/2020
Proposal: Formation of hip to gable roof extension and assoc. Valley roof infill extension... rear dormer roof extension with juliet balcony...
Application ref: HGY/2020/1150
Conclusion: Permitted. Examples of similar development nearby.



Fig 22. Existing aerial view of nos 67 to 57 Grove Avenue.



Fig 23. Existing aerial view of nos 57 to 49 Grove Avenue.

5.0 Policy

The London Plan

Policy D6 Housing Quality and Standards

Development Plan 2017

Policy DM1 Delivering High Quality Design

Policy DM9 Management of the Historic Environment

Policy DM12 Housing Design and Quality

Haringey Local Plan Strategic Policies 2017

Policy SP11 Design

Policy SP12 Conservation

Supplementary Planning Document, Housing 2008

8.16 - 8.26 Extensions & Alternations, Privacy & Overlooking,
Aspect & Outlook, Daylighting & Sun lighting

6.0 Conclusion

The proposals seek to improve the use of the existing property. They are mindful of the surrounding area, adjacent dwellings and respond positively to guidance at city, borough and local levels. While putting forward a significant sized extension, they are in keeping with surrounding development either side of the concerned property, on the same side of the street.

They retain visible areas of original roof profile around their perimeter and would be sited below the original ridge line and above the original eaves. As a result they would read as a secondary roof volume and not dominate the existing roofs scape.

To the front the proposals have been designed to mitigate their impact on the public domain. The hip to gable extension is in keeping with the character of the area.

As such the proposals would contribute to the wider area via the improvements to the property but not have an adverse impact. We therefore believe the proposals should be recommended for approval.



Fig 24. Proposed aerial rear view.