

10 Grosvenor Rd, Northwood HA6 3HJ

Design and Access Statement for:

Double storey extension at the front. First floor extension at the side and rear. Pitch roof to proposed extensions forming habitable loft in the form of one bedroom/office space.



Introduction

The Application is for:

- Double storey extension at front.
- First Storey Extension at the side
- First Floor extension at the rear
- Roof Extension forming a dormer at the rear.

Site

Grosvenor avenue is a road that developed from old farming land boundaries in the 1800's to a few groups of 11 dwellings in the 1930's. Mainly on the north side of the road.

Plots are generally around 600m³ with footings reaching close to 200m².

Majority of the dwellings have benefited from large extensions and have in some situations even doubled this.

Nº 10 Grosvenor Rd. is a later building from the 40s depicting an eclectic style conjugating Victorian, Arts and Crafts and modernist elements keeping both the view of a cottage and the and the urban element of a bay. It develops into 2 storeys under one pitch of the roof raising to a ridge forming a double storey pediment.

Planning History

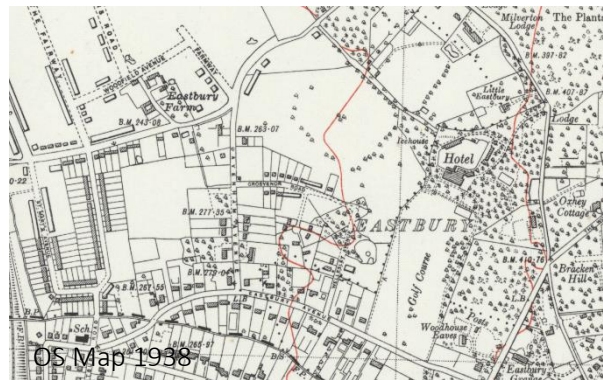
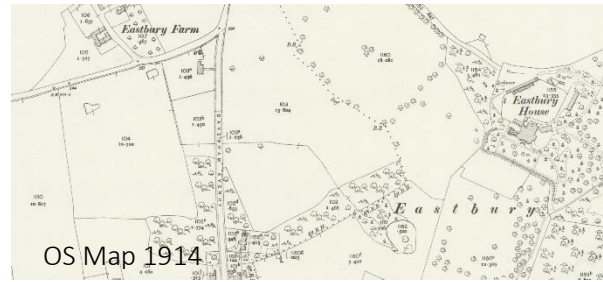
The property has a somewhat small planning history.

There is a 1998 application relating for a single storey rear and side extension and 2 more recent applications relating to First Floor side and rear extension and double storey Front extension.

Single storey rear and side extensions

Ref. No: 98/0995 | Status: FPC

Two storey front, side and rear extensions and loft conversion including roof extensions and insertion of roof lights



Ref. No: 22/0720/FUL | Status: Application Refused

Two storey front, side and rear extensions and loft conversion including roof extensions, insertion of roof lights

Ref. No: 23/0427/FUL | Status: Application Refused

Design

The main goal of the Design is to increase dwelling capacity to hold family needs by promoting easy access through a ground floor bedroom and proposing a number of ensuites, work area and storage space.

The chosen strategy seeks to develop the property with minimum increase of the foot print rather than simply extending the building backwards or sideways.

Materials

Fare face brick and roof tiles are to match existing.

Pebble dash render is to be replaced by texturized Silicone render.

Sunlight

Located in the south side of the road, the property as little to now impact on the provision of sunlight to the neighbouring properties.

The proposed development aims at keeping eaves as low as sensible possible.

Access

The front extension brings the house main door forward 2.2 meters. No other access is altered by this proposal.

Fire

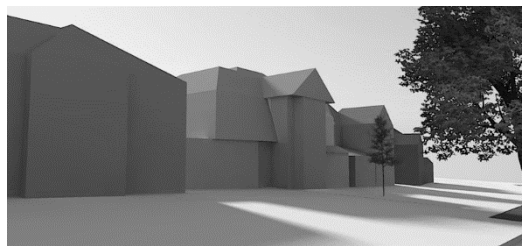
Although 3 storeys are proposed, a fire emergency evacuation path is proposed through the main staircase. The ground floor has several exits. Fire curtains or a sprinkler system are proposed to keep the open plan setting at ground floor.

Environmental impact

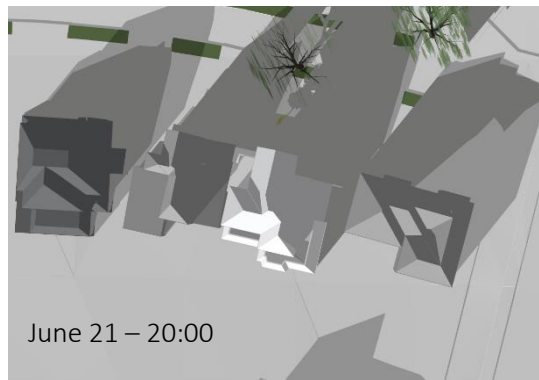
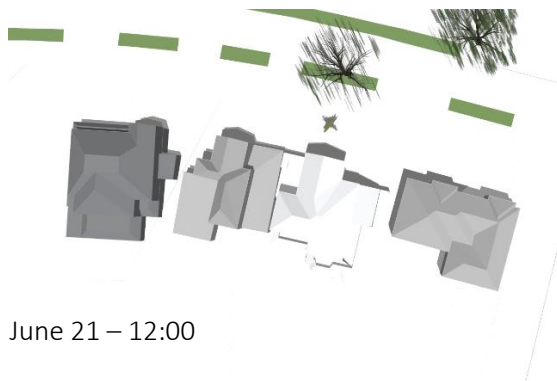
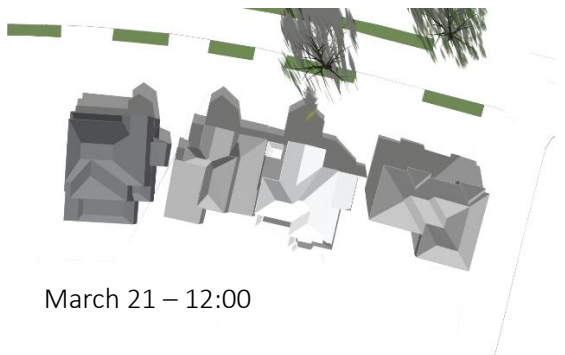
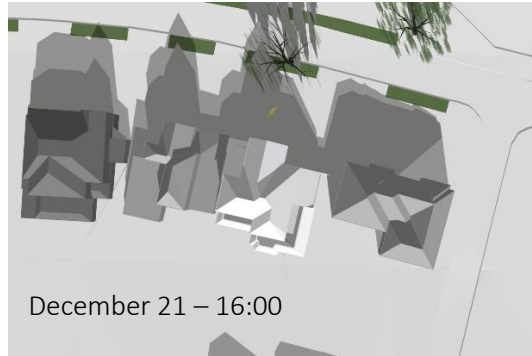
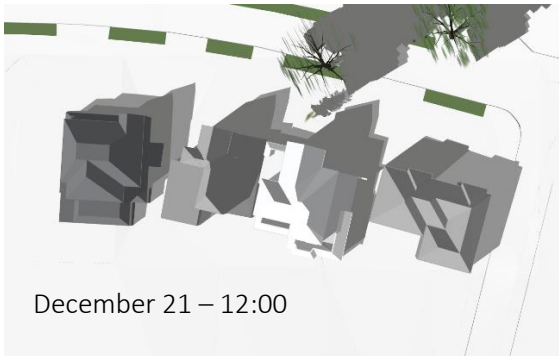
The owner is committed into achieving a sustainable energy rate through the upgrade of the building insulation and ventilations systems and Heath recovering properties.

The Proposal does not propose levels of glazing that may make difficult the energy efficiency of the building.

Due to its size and low footprint increment the provision of SUDS does not constitute a major problem.



Shadow study on Solstice and Spring Equinox



Conclusion

We believe that we have presented enough justification for the presented Design in matters of volumetry, foot print, impact on light and keeping a sympathetic relation with the surroundings.