

October 2022

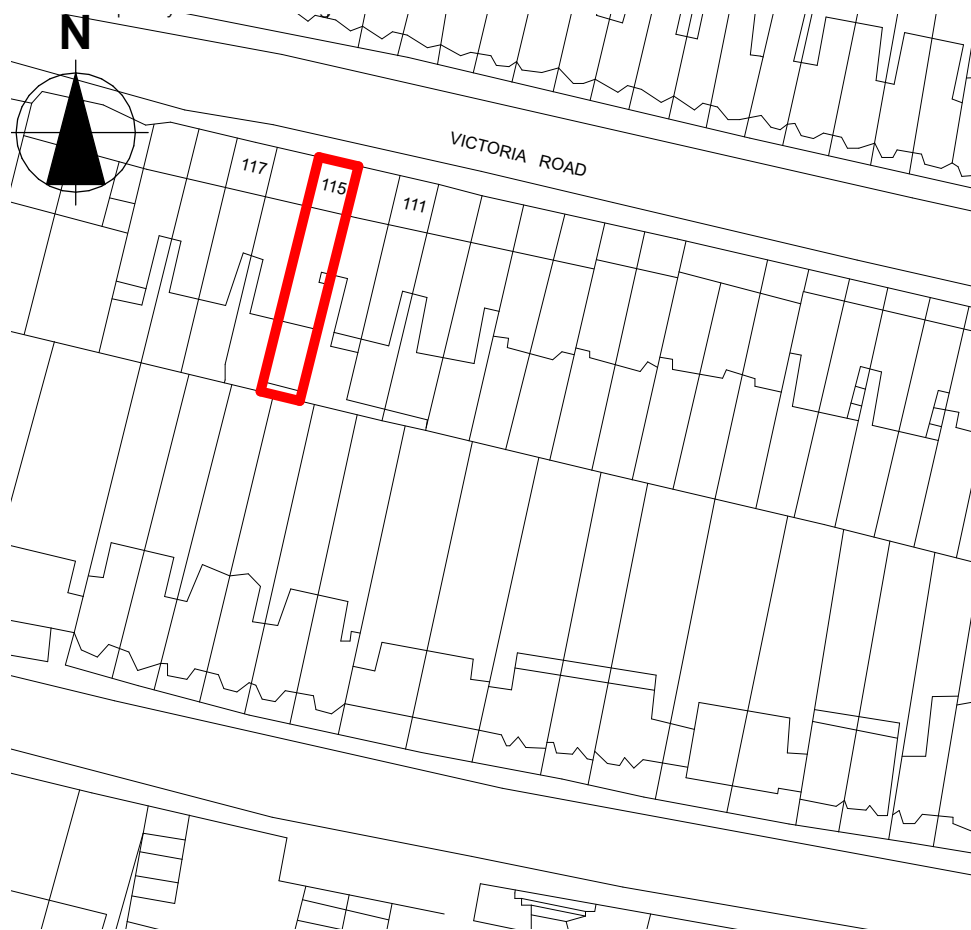
JOB NO: 2102
PROJECT: PROPOSED LOFT CONVERSION & SINGLE STOREY
INFILL EXTENSION TO THE REAR OF 115 VICTORIA ROAD
LONDON, N22 7XG.



architecture + design
tel: 07814236038
www.studioheikel.com
hello@studioheikel.com

DESIGN & ACCESS STATEMENT

This Design & Access Statement forms part of a Householder Planning Application (resubmission) and should be read in conjunction with the full set of existing and proposed drawings.



Site Location Plan

SITE LOCATION:

The site lies in a residential area of Haringey, London, N22. The site is not within any conservation area. The dwelling is a mid-terrace, two-storey victorian property.

SITE CONTEXT:

The site is situated in the middle of a row of terraced houses fronting onto Victoria Road to the North and is surrounded by residential gardens on the east, south and west boundaries.

The street comprises of large terraced residential dwellings. Many of the neighbouring properties have had a multitude of single storey rear and infill extensions, together with loft conversion developments over recent years.

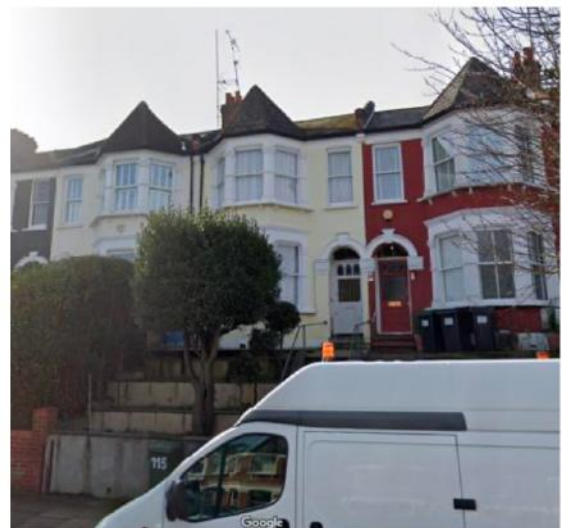


Block Plan

SITE CHARACTERISTICS:

The dwelling fronts onto Victoria Road with pedestrian access to the front and on-street parking. The front garden is steeply stepped down to the street level. The site slopes up from north to south, and is landscaped with a stepped floor plan to accommodate this. The site benefits from a south-facing garden with a level patio and stepped up lawn. The south and east boundary benefits from natural screening of shrubs & trees which give added privacy from the neighbouring properties to these sides.

The existing internal accommodation provides separate living dining and kitchen with a previous extension housing a utility and bathroom. The first floor comprises 3-bedrooms with a family bathroom, a second kitchen and a shower room. The loft space is currently used for storage. Please note that the dwelling previously housed an elderly resident who lived on the ground floor, with a live in carer residing on the first floor, hence the need for a secondary kitchen at first floor level.



Site Photographs: Streetview

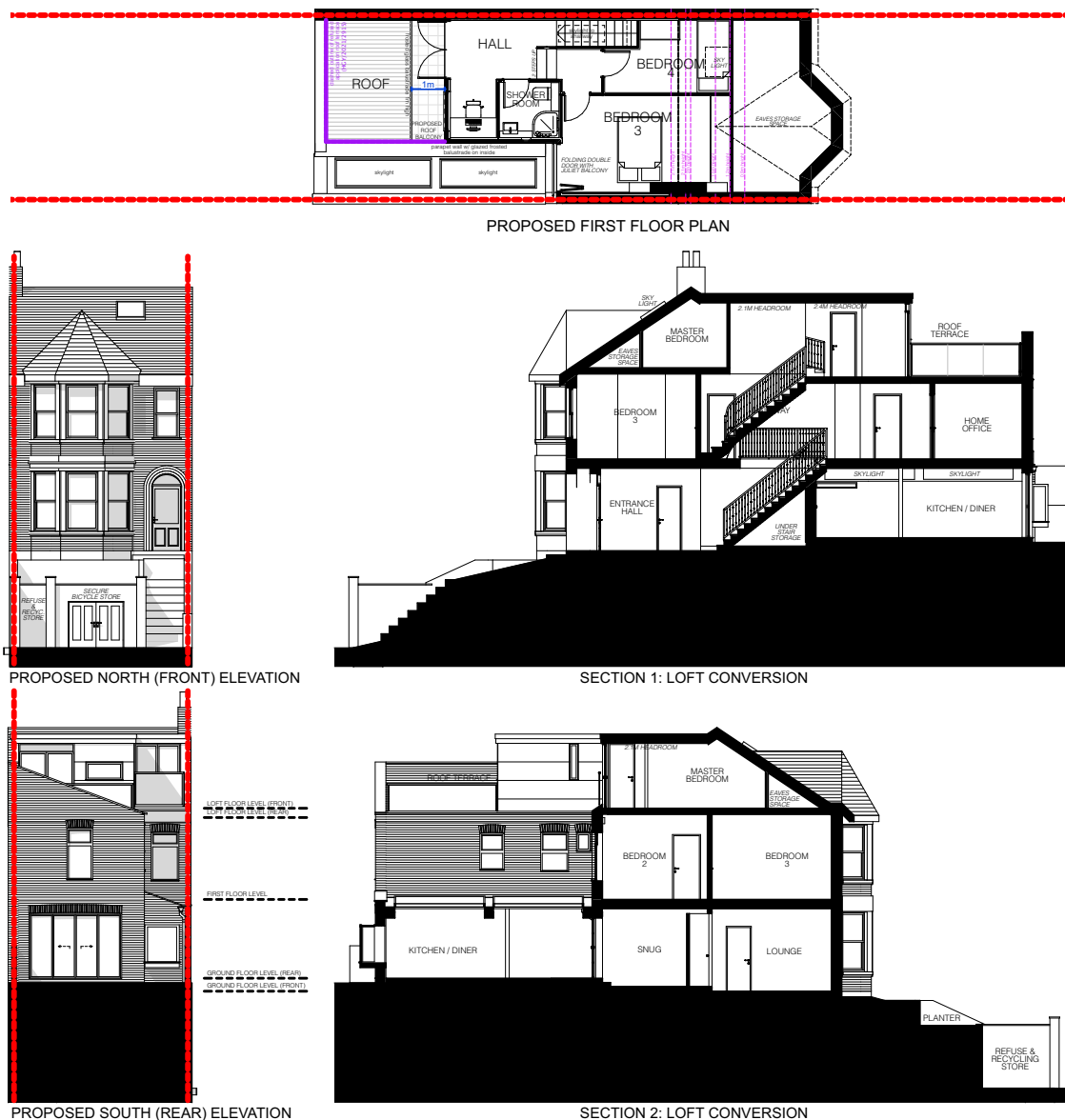
HISTORIC DEVELOPMENT OF THE SITE / PLANNING HISTORY:

A single storey rear extension was added in the early 1980's, ref: HGY.22980A (15th August 1980). This extension added a ground floor bathroom and small utility space accessed off the kitchen.

A planning application (REF:HGY/2021/2915) was submitted in 2021 for the a rear infill extension together with a loft conversion and roof terrace. This application was refused for the following reasons:

1. The proposed roof extension and roof terrace by reason of their siting, bulk and scale would introduce a discordant feature to the rear elevation of this building, harming its character and appearance and that of the terrace as a whole, contrary to Policies DM1 and DM12 of The Development Management DPD 2017, Policy SP11 of the Haringey Local Plan 2017 and Policy D6 of the London Plan 2021.

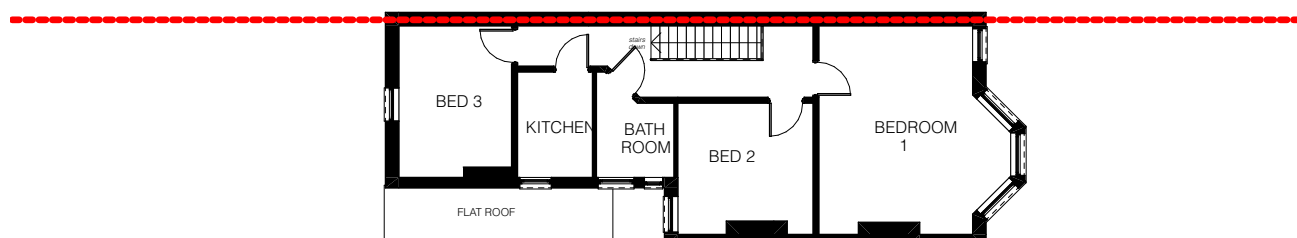
2. The roof terrace over the rear outrigger would create issues of overlooking and noise for the adjoining residential properties. The roof terrace would have a detrimental impact to neighbouring amenity. Therefore, the development would be contrary to the objectives of Policy D6 of The London Plan 2021, policy SP 11 of the Haringey Local Plan 2017 and Policies DM1 of the Haringey Development Management, Development Plan Document 2017.



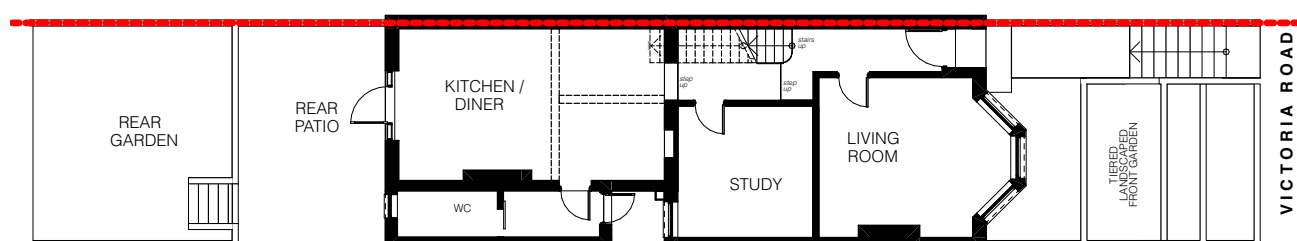
Refused application proposed drawings

PROJECT AIMS:

This householder planning application seeks to introduce a single storey infill extension (infilling the small area in between the 1980's extension and the original house) together with a loft conversion in order to create a more contemporary 4-bedroom dwelling, with a larger open plan kitchen/dining area opening onto the garden, as well as a more open and contemporary living area with a snug. This will create a spacious contemporary family home in keeping with modern living standards and the surrounding dwellings in the area.



EXISTING FIRST FLOOR PLAN



EXISTING GROUND FLOOR PLAN

PROJECT CONCEPT:

This proposed 'infill' extension utilises an area of 'garden' that is undefined and not usable due to the addition of the 1980's single-storey extension. The proposal seeks to 'square off' the existing ground floor plan of the dwelling by introducing an 'infill' extension to the rear of the property. It is also proposed to convert the existing loft space into bedroom accommodation opening onto a small balcony. This, together with the rationalisation of the existing internal floor plan, will create a contemporary 4-bedroom dwelling whilst simultaneously introducing more natural light & updating the rear elevation.

The proposal seeks to sensitively infill and update the existing building, marrying the old and new elements, whilst maintaining the original traditional appearance of the front of the building.

PRE-APPLICATION ADVICE:

Not applicable.

SCALE & LANDSCAPING:

The scale of the proposed works are in keeping with the existing building. The proposed extension is simply an infill with materials matching the existing. The proposed dormer extension is to be in keeping with the existing building and has been designed to pick up the existing building line of the neighbouring dormer extension.

No major landscaping is proposed as part of this proposal.

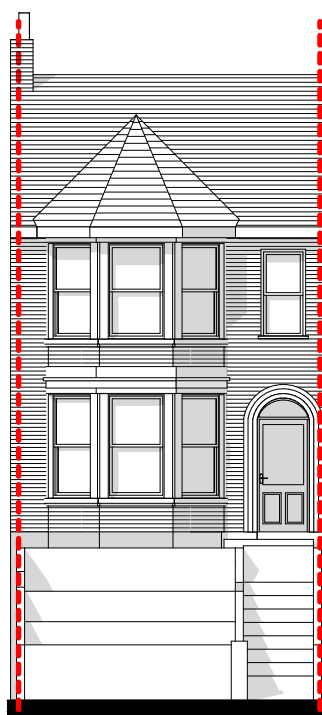
AMOUNT OF DEVELOPMENT:

The proposed extension at ground floor level is simply an infill of the 'gap' in the existing floor plan. It is proposed to reconfigure the roof on the existing and proposed ground floor extension. The new roof is to be mono-pitched with two large skylights letting plenty of natural light into the centre of the floor plan.

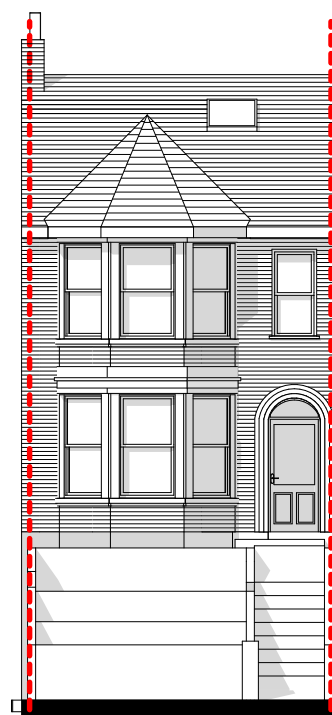
At first floor level it is proposed to combine the existing bathroom and secondary kitchen to create a large family bathroom as well as to insert a staircase to the loft conversion. At roof level, a loft conversion is proposed to create two bedrooms, a bathroom and a study 'nook' opening onto a small balcony.

The building will appear unchanged from the north (front) other than the introduction of one small Velux roof light.

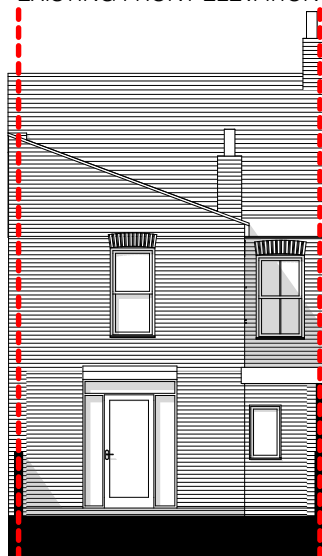
The appearance of the rear of the property is dilapidated and in need of repair and restoration.



EXISTING FRONT ELEVATION



PROPOSED FRONT ELEVATION



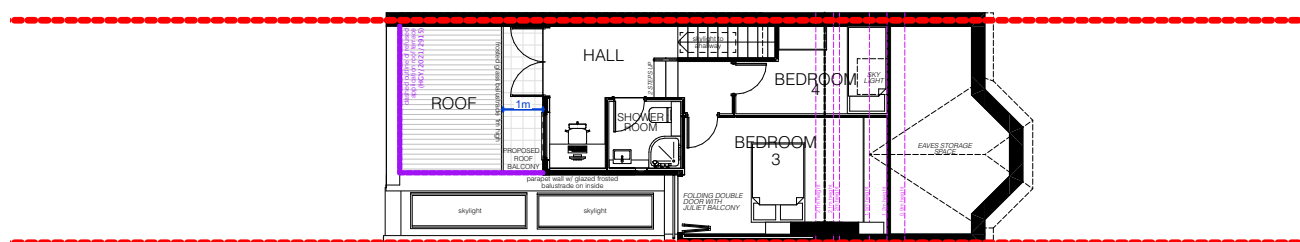
EXISTING REAR ELEVATION



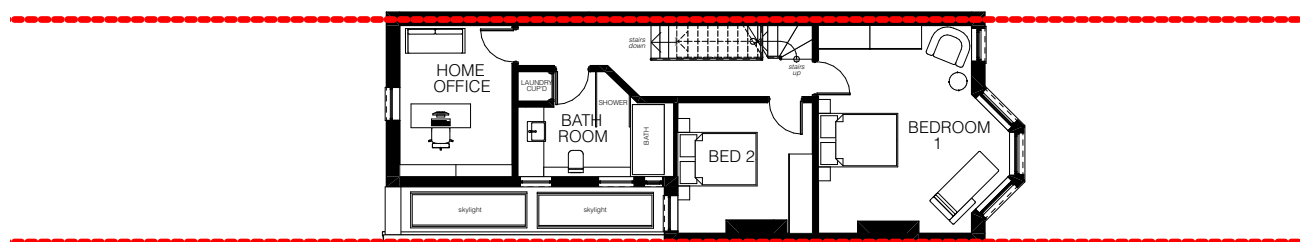
PROPOSED REAR ELEVATION

LAYOUT:

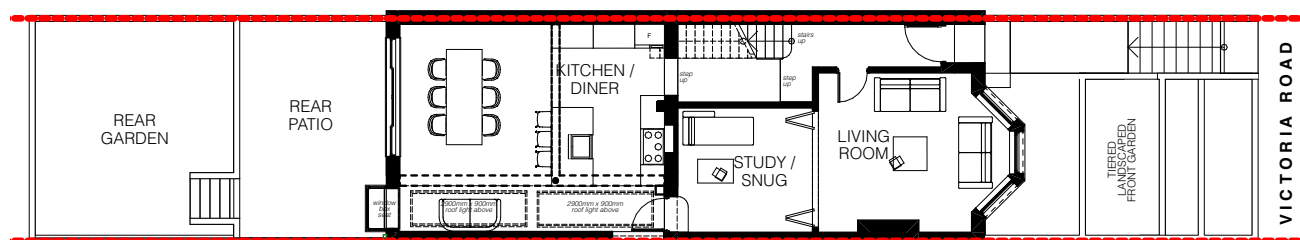
The proposed development seeks to create a modern open-plan kitchen and dining area opening onto the rear garden with a larger, separate living room and snug to the front. The introduction of large skylights into the ground floor extension and the widening of the patio door opening will be a vast improvement, bringing plenty of natural light into the kitchen. At first floor level the floor plan will be restored to the original plan, removing the secondary kitchen. At roof level, further bedrooms will be introduced together with a modest study nook with a small balcony. Following the changes in requirements since COVID, this will allow for one or two home office spaces to be provided also.



PROPOSED FIRST FLOOR PLAN



PROPOSED FIRST FLOOR PLAN



PROPOSED GROUND FLOOR PLAN

CONTEXT:

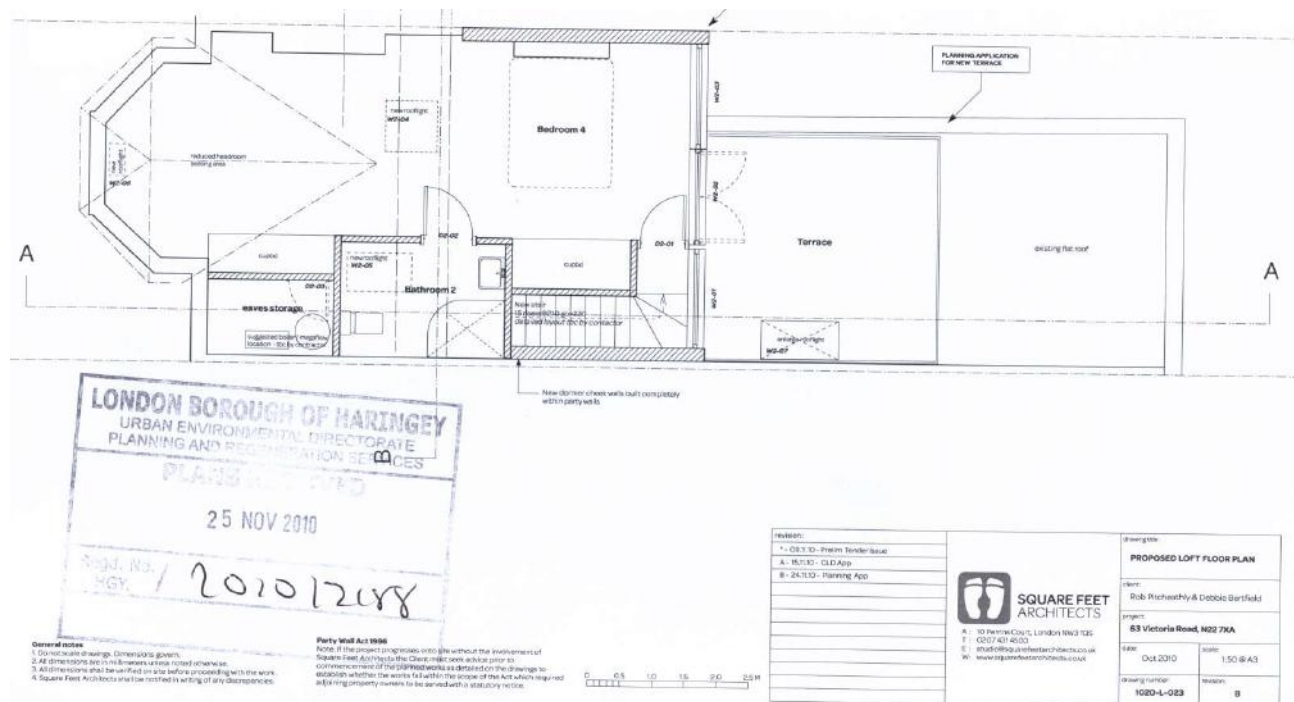


The surrounding context has many precedents for dormer loft conversions and roof terraces.

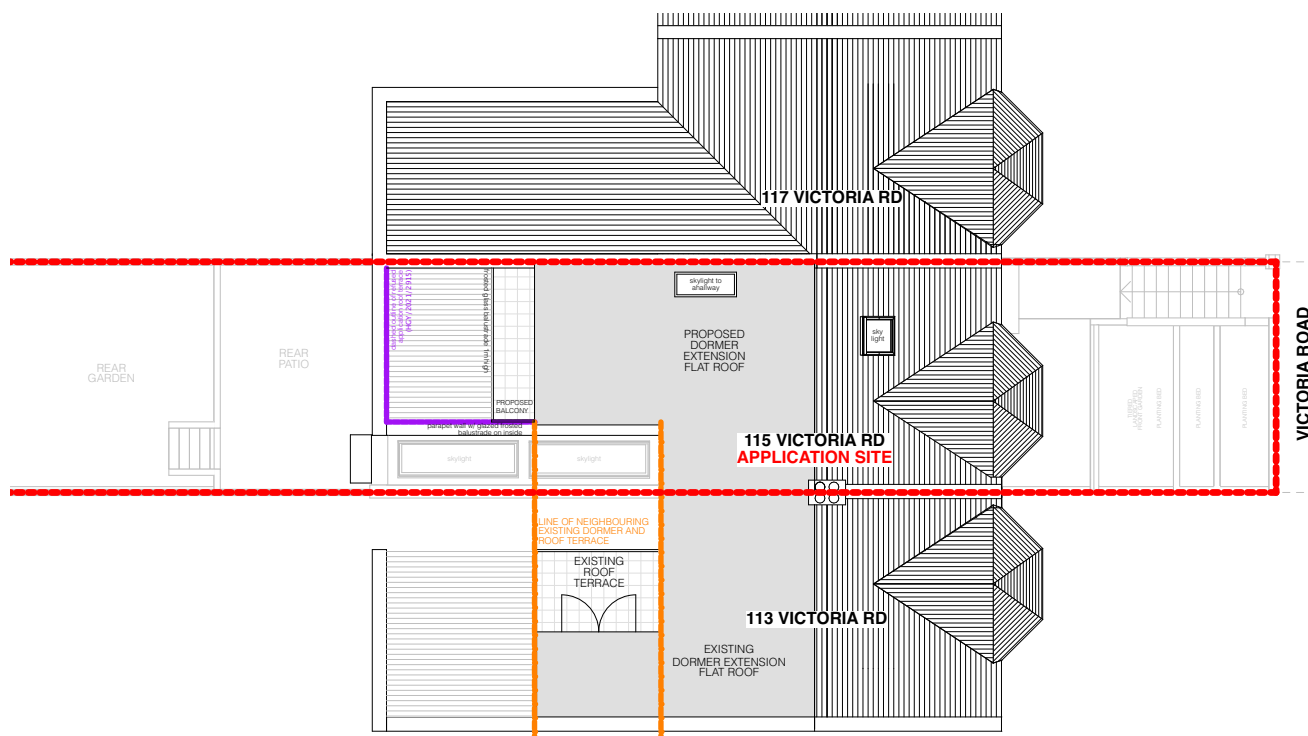


The immediate neighbour at 113 Victoria Road (planning ref: HGY/2008/0716) has an 'L' shaped dormer extension opening onto a generous roof terrace of 2m x 3m with an open iron balustrade. This development brings the dormer building line out by 3m. Therefore our proposed dormer building line will be in line with this.

No. 63 Victoria Road (planning ref: HGY/2010/2188) had a large roof terrace (and dormer extension), approved in 2010. This roof terrace is full width and extends 3.6m out over the back of the property.



No. 63 Victoria Road (planning ref: HGY/2010/2188) approved drawing



Proposed Roof Plan

APPEARANCE:

The building will look unchanged from the front, maintaining the traditional form and materials from the street view. The proposed rear extension is to compliment the existing; utilising the existing palette of materials, whilst simultaneously contrasting the traditional form by using contemporary window openings.

The proposed materials as follows:

External walls: Buff yellow brick multi (to match the existing) - *Wieneberger or equivalent*

Doors & Windows: Powder coated aluminium (colour: black)

Ground Floor Roof: Single ply membrane & Velux windows

Dormer Roof: Single ply membrane

Dormer Sides: Powder coated aluminium (colour: light grey)

Roof Terrace Balustrade: Glass

SUSTAINABILITY:

All materials are to be sustainably and locally sourced where possible. All works are to exceed the minimum standards as set out in the Building Regulations Approved Documents.

ACCESS:

Access to the site is to remain as existing. The accesses into the dwelling are to remain as existing.

CONCLUSION:

This householder planning application seeks to modernised an existing dated, compartmentalised 3-bedroom dwelling in order to create a contemporary 4-bedroom family home.

The single storey rear extension proposes to create a large open plan kitchen/diner opening onto the garden with a spacious family room to the front, as well as utilising the existing loft space in order to create an additional bedroom/home office with a small balcony.

The proposed design seeks to create extensions that are in keeping with, and compliments the existing dwelling whilst simultaneously contrasting the traditional with some contemporary elements.