

12.12.2022

Design & Access Statement

Design & Access Statement for a new rear dormer better suited to access the existing roof terrace.

Address: 176b Victoria Road, London N22 7XQ

This application seeks to alter access to a roof level that has been used as a terrace for several years by the sole occupant at 176b Victoria Road, London N22 7XQ. The works consist of the removal of an existing roof-light and shortened door. To be replaced with a dormer with a full height glazed door, to give better access to the terrace. A privacy screen and black iron railings, like those at 180 Victoria Road, will also be added to the terrace. The remainder of the flat will remain unaltered. The terrace currently provides outdoor amenity to this flat.

The proposed dormer will be built-up against the party wall between 176 and 178 Victoria Road, which was previously raised to accommodate the loft extension at 178 Victoria Road. The dormer will be set lower than the existing ridge.

Materials : The proposed dormer will be clad in zinc with an aluminium double-glazed door. The privacy screen to the terrace will be obscured glass with new black iron railings provide protection to the the perimeter.

Usage : Remains unchanged - Self contain flat (C3)

Access : Unchanged

Impact Statement : The proposal has no impact on the wider environment.

Precedent : Properties 170, 178 and 180 Victoria Road all feature loft extensions with evidence of converted roof terraces of varying designs at the rear. (See image below).



Precedence along Victoria Road N10 showing roof terraces and dormers