



35 Victoria Road, London, N4 3SJ Design Statement

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Site Aerial View.

35 victoria Road

Introduction:

This document has been prepared by Proficiency Design & Build to support a planning application package of information relating to a Ground Floor wrap around rear extension and a loft conversion with a dormer window and juliet balcony plus 3 rooflights at the front roof slope at **35 Victoria Road, London, N4 3SJ**.

Access:

The property is located at 35 Victoria Road in easy walking distance of Finsbury Park Station, transport interchange which provides a proliferation of underground, over-ground and bus service routes. The access to the property is done by Victoria Road and there will be no changes to its access in this application.

Heritage:

The application property is a mid-terrace Victorian town house, which dates from around the 1870s and is located within the Stroud Green Conservation Area. The property is typical of its age in terms of layout, size, materiality and detailing.

Proposal:

Ground Floor Rear Extension:

The proposed rear extension has been designed with appropriate form, scale, and proposes the use of materials to complement as well as enhance the immediate property. In these circumstances, we feel the design should comply with all relevant local and national Planning Policies which stress the beneficial aspects of encouraging expansion of existing residential properties as well as increasing the build quality, design, and efficiency. We therefore understand the application is both considerate and progressively designed allowing the current owners to retain their family home whilst adding the property in a positive manner. The extension will be constructed in brickwork to match the existing host building and will be similar in appearance to that of the adjoining properties. The proposed extension will have a green flat roof to minimise the proposal footprint impact to the surrounding neighbours amenities and contribute to the character and appearance of the Haringey Conservation Area.

Loft / Dormer Window:

The proposal is in keeping with No.11a Victoria Road which has set a precedent of the rear dormer & windows. The proposal is keeping within the existing fabric of the existing dwelling & the surrounding area. The extension of the rear dormer & window is to create a usable space within the dwelling for family living. The new materials are to match existing in relation to the roof, dormer, dormer roof, roof-lights, windows, rainwater goods, & fascia & soffits.

SUMMARY:

The proposal is derived from and informed by the characteristics of the existing host building and the immediate and adjacent site conditions.
The proposed development is in keeping with the architectural integrity of the host property, will preserve the character and appearance of the conservation area and will have no adverse impact on the residential amenity of neighbouring occupiers.