
PROJECT 22136 - 33 Victoria Road, London, N4 3SJ

CLIENT Mr Gibbons & Ms Hamment
33 Victoria Road
London
N4 3SJ

AGENT Holtbeck Ltd
32 Wood Road North
Manchester
M16 9QG
TheTeam@Holtbeck.com

OUTLINE PROJECT DESCRIPTION

Holtbeck has been commissioned to generate designs for a single story side-return extension, along with proposals for adjustments to an existing rear single story extension at 33 Victoria Road, London, N4 3SS.

HOW THE SCHEME WILL BE ACCESSIBLE

The proposal is situated at ground floor level with level access from the existing dwelling. The proposal, therefore, does not negatively affect the accessibility of the property. The redesign of the ground floor plan seeks to open up the floorplate, improving access throughout.

HOW WE ARRIVED AT THE LAYOUT OF THE DEVELOPMENT

In its current configuration, there is an pre-existing extension housing a bedroom and bathroom at the rear of the property. This encloses the current kitchen and limits access and visual connectivity between the existing living spaces and the garden beyond.

The proposed layout has been driven by the desire to create an improved living and dining space at ground floor level, connecting the primary living spaces with the garden area at the rear of the property. The addition of a side-return extension aims to provide sufficient width to enable the creation of a space suitable for open plan living.

The redevelopment of the existing brick extension, has maintained the footprint of this existing structure whilst incorporating the existing internal space into larger open plan living areas.

The side return addition increases the ground floor footprint, but has been recessed from the rear elevation of the existing extension to maintain the legibility of the original building form. This recess also maintains the distance between new construction from the existing tree in this location.

HOW WE ARRIVED AT THE FORM OF THE DEVELOPMENT

The existence of a roof terrace on top of the existing extension at first floor level negatively impacts the amenity of neighbouring properties by providing a platform from which to overlook adjacent spaces. It also limits the viable building height in this location, making it less suitable for primary living accommodation. We have proposed replacing this with a traditional pitched slate roof structure. This has been orientated to ensure that the eaves are situated at the party boundary, to minimise any potential for overshadowing to Number 31.

For the side return, original design proposals sought to maintain a 45 degree angle from the neighbouring ground floor french doors at 35 Victoria Road, however, our proposals have been adapted prior to this application to take into account the neighbouring planning application, validated by the council on 15/12/2022, HGY/2022/4427.

https://publicregister.haringey.gov.uk/pr/s/planning-application/a0i8d000002Ga2tAAC/hgy20224427?c__r=Arcus_BE_Public_Register

This application shifts the rear building line at Number 35 beyond our proposals for Number 33, in effect removing the need for amenity and/or daylighting protection in the horizontal axis, for this aperture; allowing more freedom when proposing extensions in this location at Number 33.

The proposed side-return structure at Number 33 has also been created with a pitched roof, which falls towards the party boundary with Number 35. This minimises any potential for overshadowing in this direction. This side return has been brought forward to more closely match the extent of proposals at Number 35, but has been recessed, in order to protect the root structure of the nearby tree. As discussed above, this recess also ensures visual separation between this element, and adjacent brick and slate structure.

HOW WE ARRIVED AT THE MATERIALITY OF THE DEVELOPMENT

When considering materiality we sought to maintain a visual and material connection between adaptations to the existing rear extension and the original property. As such, we have opted to match the brickwork type here to that of the original house.

For the side return, we have intentionally used materials not present in the original building. This separates this element visually from the original structure, helping to maintain the character and legibility of the house, as it originally stood. In this case we have opted for black standing seam.

HOW WE ARRIVED AT THE THE PROPOSED DETAILING OF THE DEVELOPMENT

Whilst the rear elevations of the existing property are largely flat, sawtooth brickwork was originally used to create decorative interest at eaves level. We have adapted and reduced this detail, and applied this to our proposed alterations to the existing rear extension. This provides additional interest to the new element, whilst complementing the character and referencing the detailing of the original architecture.

For the side return, we have purposefully looked to create this using materials not present in the original property, helping to maintain legibility of the original architecture.



STEPS TAKEN TO APPRAISE THE CONTEXT OF THE DEVELOPMENT AND HOW THE DESIGN OF THE DEVELOPMENT TAKES THAT CONTEXT INTO ACCOUNT

Holtbeck has sought to scale the project appropriately to ensure it remains subservient to the original dwelling. Attention has been paid to how this proposal could affect adjacent properties, and where possible, we have sought to improve neighbouring amenity.