

DESIGN AND ACCESS STATEMENT : REV B

REAR DORMER ROOF EXTENSION WITH ASSOCIATED REAR ROOF TERRACE AND INCREASE IN RIDGE HEIGHT TO ALIGN WITH NEIGHBOURING PROPERTY, NO 168. FIRST FLOOR INTERNAL ALTERNATION AND REFURBISHMENT.

TO

FIRST FLOOR FLAT, 166 VICTORIA ROAD, LONDON, N22 7XQ

1.0 EXISTING PROPERTY

- 1.1 The property is a self-contained flat (C3) within a two-storey, mid-terrace, Victorian House with a rear garden. The flat has no access to the rear garden
- 1.2 The property is not listed and does not lie in a Conservation Area.
- 1.3 Internal floor levels vary from front to rear as the site is terraced.

2.0 PROPOSED EXTENSION

- 2.1 The proposed rear dormer extension is L shape to a small part of the existing outrigger (flat roof)
- 2.2 The proposal seeks to increase existing ridge line by 350mm to align with no 168 as no 148 &150; no 171 &173
- 2.3 The proposal seeks to add 4no rooflight to the front roof/ elevation. The proposed rooflights will not protrude more than 150mm from the plane of the slope of the original roof
- 2.4 The proposal seek to add a small terrace at the rear existing flat roof as this flat does not have access and ownership of the garden. This will provide much needed and lacking outdoor amenity to this flat. There are many precedents in the area, please refer to the images under the precedents section
- 2.5 First floor internal alteration and refurbishment including blocking two existing windows in the outrigger and forming one new window opening

3.0 MATERIALS

- 3.1 The proposal seeks to use this opportunity to renew front pitched tile, it will be standard dark slate tiles as seem/ found in the neighbourhood
- 3.2 The rear dormer to the main roof will be clad in dark slate tile with an aluminium Juliet (double glazed) balcony with metal railing
- 3.3 The rear dormer to the outrigger will also be clad in dark slate tile with an aluminium double glazed door
- 3.4 The privacy screen to the terrace will be obscured glasses with dark iron railing; 1.7m in height on the side to no 164 and 168 and 1.1m at the rear elevation only

4.0 ACCESS

4.1 Unchanged

5.0 LOCAL APPROVED PRECEDENT

5.1 Similar approved extensions :

214A Victoria Road	2020	HGY/2020/0880
146 Victoria Road	2017	HGY/2017/1307
148 Victoria Road	2017	HGY/2017/1019
152 Victoria Road	2014	HGY/2014/1910

6.0 PRECEDENTS

6.1 **Red dash boxes** - L shape dormer with terrace - similar to the proposal

Yellow dash boxes - dormer with terrace

Precedents along Victoria Road showing rear dormers, L shape rear dormers and terraces

