

D E S I G N A N D A C C E S S S T A T E M E N T

45 Victoria Road, Hornsey, Haringey N4 3SJ

Character of Site and Surrounding Area:

The site is in a residential area of terrace houses built in the same period. Local schools and shopping facilities are in near locations.

The Property:

The property is divided in to 3 flats, and the leaseholder on the top floor flat needs a second bedroom. The aim is to add a dormer roof extension providing for a master bedroom with en-suite shower room. There are similar rear roof extensions in the near neighbourhood. (see photos)

Design Principles:

The height and shape of the proposed dormer extension is similar to these existing dormer extensions, and the height will be below ridge height. The sides are set back from the party walls to express the existing roof surround.

The window design is again relating to these nearby extensions with timber windows painted white to match existing windows below.

The front and side walls of the dormer will be cladded in slates with a felt roof over, and all around lead flashings as required.