

Pencil and Brick

Design and Access & Planning Statement_revA

Application for a loft extension and internal alterations
to an existing first floor flat.

Summary

1. This application seeks permission for:
 - a. A loft conversion
 - b. A new rooflight to the front elevation
 - c. A new window to the side elevation
 - d. Upgrades to existing windows
 - e. New pedestrian gate to existing boundary fence

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This Design and Access & Planning Statement is submitted alongside the following documents :

- Location Plan
- Site Plan
- Existing and Proposed Drawings
- Site Photographs (within this document)
- Flood Risk Assessment (within this document)
- CIL document

1. Context

1.1. Site

- a. The site is located to the south side of Victoria Road, at the junction with Crescent Road. The building is a two storey Victorian detached property, divided into 4 flats. The property is the first floor of the east side of the building. The property is not within a Conservation Area and is not covered by an Article 4 Direction.



Photo above : Front aerial view of 1a Victoria Road.



Photo above : Plan aerial view of 1a Victoria Road



Photo above : Rear aerial view of 1a Victoria Road

1.2. Flood Risk Assessment

a. 1a Victoria Road

Surface Water: Very Low risk

River and the sea: Very Low risk

2. Statement and Policy Documents Referenced.

National Planning Policy Framework (2024)

- Achieve well-designed places

The London Plan (2021)

- D1 London's form, character and capacity for growth
- D4 Delivering good design
- CS15: Well Designed Buildings, Places and Spaces

Haringey's Local Plan - Strategic Policies (2013)

- SP11: Design
- SP12: Conservation

Haringey Local Plan (2017)

Other Policies

- Supplementary Planning Document Residential Design Guidance (2016)

3. Proposal

3.1. Existing Typology

- a. 1a Victoria Road is a 2 bedroom first floor property with a ground floor access at the front and rear.
- b. The property is Victorian in character with timber sash windows, and buff brickwork with red brick banding.
- c. The property includes a black painted metal stair and balcony to the rear elevation.
- d. The property includes attic storage.
- e. The property has a clay tile roof and three chimney stacks.

3.2. Massing + Form

- a. The proposed loft extension seeks to be consistent with other properties in the immediate area. For example, fifteen of the first thirty-six properties on Victoria Road include loft extensions, which vary in footprint. The loft extension would be no higher than the existing ridge line, and not be visible from the street. The proposal also includes a new rooflight to the front roof elevation. The additions are not considered to cause harm to the overall character and appearance of the host dwelling or the wider area.

3.3. Materials.

- a. Walls
 1. There is no proposed change to the existing walls, materials will remain as existing.
 2. The loft extension will be finished with standing seam zinc cladding.
- b. Roof
 1. The roof of the loft extension is a flat roof, therefore will not be visible from most vantage points. It is intended the finish material of this will be single ply felt or similar.
- c. Windows/openings
 1. All existing windows to be replaced with double glazed units to match existing.
 2. A new glazed sliding aluminium door and fanlight will replace the existing door at the rear elevation.
 3. New windows and rooflights to the loft extension will be aluminium frames.

3.4. Other Matters.

- a. A new timber gate will be installed to the existing boundary wall on Crescent Road.

4. Conclusion

The proposed loft extension is respectful of neighbours and the host building, following the principles established in the Local Plan and Supplementary Planning Documents. We therefore believe the proposal is reasonable and should be approved.