



Design and Access Statement

*123 Victoria Road, London N22 7XG
November 2023*

Background

123 Victoria Road is not in any Conservation Area. It forms part of a typical Victorian terrace, built of London stock bricks with a slate roof with a steep, terraced front garden cut through with concrete steps leading to the front door. The house has a double height bay window to the front, with the original front door set back within the porch set to the right. There is a break in the terrace at this point. The back of the house has an original wide rear extension, almost to the full width of the house, with an open path leading from the long back garden to the back of the main house.

The proposal is for a new side return extension at the back of the house to improve the living quarters for the owners and their family. To the front a storage shed is added within the garden area.

At the back the flank wall is opened up at ground level with appropriate structural supports installed, with a new wall erected along the boundary line, the roof sloping up towards the first floor below the bathroom and study windows. The lightweight, sloping roof is partly glazed, the slope will reduce the impact on the neighbouring house. The eaves will be approximately 2.2m, rising to approximately 3.5m. Rainwater goods adjusted to suit the new layout.

The traditional materials proposed are London stock bricks to match the existing building, the two windows on the rear elevation and the sliding folding doors between are of powder coated aluminium.

Rear elevation



At the front of the house the terraced garden is in need of repair. The walls are cracked, the steps damaged. Whilst renovating the house this will be addressed with the provision of a small enclosed shed similar to that of the neighbours' at 119 Victoria Road providing storage for bikes and bins. The second obsolete gas meter box will be removed. The shed has a green roof and timber double doors.

Front elevation



Improvements at the front will enhance the character and appearance of the property and thus the street and neighbourhood.

Access

There will be no alterations to the access of this building, other than repairs to the surfaces.

No change is proposed to the existing arrangements for the following:

- Access to the Highway
- Access to Public Transport
- Access for pedestrians
- Access for cyclists
- Parking provision
- Emergency and services access