

Design & Access Statement

101 Victoria Road

2307.supporting letter

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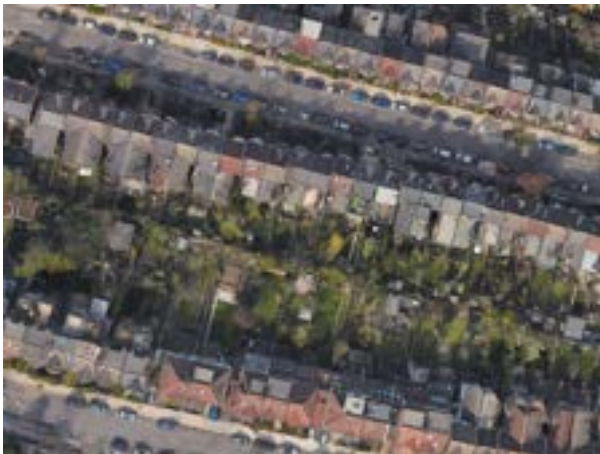
April 2024



front elevation

1.0 Introduction

- 1.1 The proposed scheme is for replacement of existing single-storey rear extension and alterations to the ground floor flat at 101 Victoria Road in London, N22 7XG.



aerial view

2.0 Physical Context

2.1 Surrounding Area:

101 Victoria Road is a terrace house located on a c. 5.5 m wide x 14 m deep rectangular and sloping site on the south side of Victoria Road in Alexandra Park. The site is bounded to the west by 103 Victoria Road, to the south by gardens on Alexandra Park Road, to the east by 99 Victoria Road and to the north by Victoria Road. The house is set back c. 4 m from the pavement, and is a north facing, two-storey terraced, bay fronted Edwardian building.



view to the east of Victoria Road.



view to the west of Victoria Road

2.2 Existing House:

Externally, the house has red Flemish bond brickwork walls, a slate tile covered roof, and white painted timber sash windows. On the ground floor there is a porch and an entrance door to west and stair up to the 1st floor on the party wall with 99 Victoria Road. There are a few steps down leading to the kitchen at the rear of the house facing the rear garden. There is a small WC under the stair. Dining room is in the middle of the house on the party wall with 103 Victoria Road and a couple of steps higher than the kitchen. The front reception room faces the front garden and the rear reception room faces on to the steep rear garden.



view of front elevation



view of rear elevation

The existing extension is of a poor quality with a very poor thermal insulation. The owners are looking to improve the current layout of the house and replace the existing extension to provide better quality living spaces connected to the garden.

3.0 Planning Context

3.1 Planning Policy:

101 Victoria Road is located in Haringey Council and is not in a Conservation Area and there are no Article 4 Directions on the property which would affect the proposed scheme.

The proposed scheme will be considered in relation to Planning policies in the Ministry of Housing, Communities, & Local Government's (MHCLG) National Planning Policy Framework (NPPF), December 2023; The London Plan (2021); Local Plan: Strategic Policies 2013 (with

alterations 2017); Policy DM1 Delivering High Quality Design and Policy DM12 Housing Design and Quality of the Haringey Development Management Plan DPD (July 2017); Mayor of London Housing Supplementary Planning Guidance (March 2016).

The property is in an area of low risk of flooding from rivers and surface water.

3.2 Planning History:

The property has no recent planning history.

3.3 Local Planning History:

Many of the surrounding dwellings have been altered and extended over time with the addition of rear and side extensions.

4.0 Social Context

- 4.1 All of the properties on Victoria Road (N22) are mainly houses. The applicants use the property as their main family home. The applicants require an improved space for family life and to enable both of them to more easily work from home. The applicants would like to improve the connection between the spaces internally and the back garden and the efficiency of the internal layout as part of the proposed scheme.

5.0 Proposed Scheme

- 5.1 The proposed scheme is for the **replacement** side return infill single-storey extension to the ground floor at 101 Victoria. The proposal also includes widening the existing French door opening to improve connection with the garden.

The warm flat roof construction of the new extension ensures good thermal and sound insulation values, as well as the possibility to provide comfortable ceiling heights internally while keeping the external volume and height of the new extension subordinate to the original building. There will be no loss of vegetation as a consequence of this proposal.

6.0 Access:

- 6.1 Access to/from the front of the property will be unaffected.

7.0 Summary:

- 7.1 The proposed rear extension is intended to meet the objectives of Planning Policy, specifically it will not adversely affect the character of the surrounding area, nor the daylight, sunlight, privacy, or amenity of the neighbouring properties. Subsequently, we trust that the proposed scheme will be granted Planning Permission.