

Job Ref: CLA/023049

21st December 2023

**DESIGN, ACCESS AND HERITAGE STATEMENT FOR
PROPOSED LOFT CONVERSION AT
FIRST FLOOR FLAT, 165 VICTORIA ROAD, CAMBRIDGE, CB4 3BU**

BACKGROUND

The first floor flat at 165 Victoria Road Cambridge is one half of a mid-terrace house built in approximately 1880. The property is located within the Castle and Victoria Road conservation area and is owned by Mr Simon Sawyer and Mrs Ivonne Porrás Pardo.

The property has two bedrooms, with no rear access and no parking amenities. The flat was created in 2004 by the conversion of a terraced house into 2 flats. The building was extended at the ground floor creating additional space at that time. Planning consent was applied for a loft conversion Ref: 20/04005/FUL which was granted; however, the property has since been sold and the new owner wishes to pursue an alternative option.

The property is located within the Castle and Victoria Road Conservation Area and occupies a plot of 0.0158 hectares (158 metres squared). The building is a terraced dwelling set on Victoria Road and is bounded by number 163 and 167 either side.

DESIGN PRINCIPLES

The proposal is to add a new loft conversion with 2 small dormers to the front elevation and a larger dormer facing the rear. The proposed conversion will enable the client to benefit from a new large living area at second floor with separate shower room.

By adding a new living area and shower room within the existing loft space, the layout of the flat will be hugely improved.

The current first floor layout is extremely cramped, housing 2 bedrooms, a small lounge, kitchen, and shower room.

The current shower/toilet is of insufficient size for the accommodation. The cramped shower/toilet arrangement becomes additional to a fully fitted shower room in the loft space which brings facilities to a modern standard.

A new velux roof light will be added to the existing shower/toilet, providing natural ventilation and aeration far superior to the existing extractor fan.

The additional second floor living area will enable the first floor to become more useable, retaining 2 good sized bedrooms whilst also providing an additional study/office space which is hugely beneficial in modern times with a huge demand for 'home working'.

The plumbing, heating and electrics are to be improved in the process of alterations to a certified finish for the flat. The existing roof is strengthened, and insulation is provided to modern standards, increasing energy efficiency performance, enhancing green credentials. The flashing and pointing of the chimney are intended to be repaired whilst scaffolding is in place. The externals show little change and therefore the visuals in the conservation area are largely unaffected.

There should be no impact on adjoining properties in terms of any reduction in amenity.

SCALE

The additions proposed do not increase the floor area at First Floor with the exception of the necessary additional staircase. The addition of a second floor will add approximately 21 sq m square usable floor space.

LAYOUT

The proposed layout of the second floor is to provide an additional living room with shower room. The space will benefit from 2 small dormer windows facing Victoria Road and a Juliet Balcony with French doors to the rear.

APPEARANCE / MATERIALS

The proposed dormers will be finished in lead, matching several similar conversions along Victoria Road. The front facing dormers have been designed to replicate a number of properties facing Victoria Road, ensuring that the properties appearance remains in-keeping with the area.

LANDSCAPING

No change in the external front garden which is the only external space owned by this flat.

ACCESS

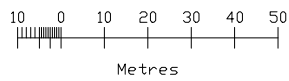
Existing access to both the ground and first floor flats will not change either permanently or during the construction phase. Scaffolding will be erected allowing existing passages into the building.

SUMMARY

We believe that the proposals considerably upgrade the current standard the flat can offer an occupier in a holistic and economically effective way. There are no adverse effects on the flat below nor other surrounding property and the design aspects when completed will retain the essential character of accommodation within the flat. The proposals will not impact on the existing conservation area, with the additional dormer windows already a commonplace feature to the front and rear elevations up and down Victoria Road.

We have tried to ensure that the proposals, whilst sufficiently improving the current standard of living, will not impact on the area and will provide a beautiful contrast to the original property whilst at the same time adopting a modern approach to the design.

LOCATION



SITE LOCATION PLAN (1:1250)

For and on behalf on Chris Low Architecture Ltd

Chris Low Architecture Ltd, 17 Glebe Way, Histon, Cambridge, CB24 9HJ
Company number 9964611