

17 Vallance Road London N22 7UD

Rear Extension Planning Application Pack

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Design Statement

Introduction

This document is prepared to support a planning application for a proposed single storey rear extension at 17 Vallance Road. The property is not listed, and the site lies in the conservation area of Vallance Road. The property is a two-storey detached dwelling house with pitched roof. The nature of the surrounding properties is residential in character.

The proposal aims to create an open plan living dining area by replacing the existing conservatory at the rear next to the existing kitchen and to the rear of the rear reception room. The proposed extension is planned to be the exact same footprint as the existing conservatory. It will be in alignment with the rear of the property. Its aim is to create a large open plan living space to provide a family dining area, that will allow for the kitchen and rear reception room with immediate access to the garden.

Design

The proposed extension is designed to be constructed as a ventilated timber frame wall with vertical timber cladding, European Larch or similar. The new external wall is proposed to be formed of 140mm timber studs with KOOLTHERM K112 Insulation between timbers. Covered by an OSB sheathing board, and a breathable membrane, also battens to provide ventilation as well as platform to fix the timber cladding onto. To improve thermal efficiency, an additional insulated plasterboard KOOLTHERM K118 37.5mm with 12.5mm plasterboard or similar is required as an internal finish.

The new dark grey, RAL 7021 or similar colour aluminium frame double or triple glazed if possible double door with fixed glassed panels to both sides will ensure that maximum light reaches the interior of the dining area. One number of proposed rooflight will ensure that additional light will reach the rear reception room as well. The proposed roof is a flat roof construction set behind a parapet wall, with polyester powder coated aluminium parapet coping.

Access

Access to the property will not be affected by this proposal.

Conclusion

The proposal has been prepared to follow planning regulations and are designed to improve the current outlook of the rear of the property by replacing an old conservatory to a newly constructed stylish extension.

The proposed works designed to make efficient use of the space to provide quality family space and dining area. Being a single storey extension, it should not cause any shading to neighbouring properties. Also, its proportion is designed to match the existing extension to the left of the rear of the property. The applicants believe it would therefore not affect the neighbours.

Heritage Statement

Significance of the Area

The building is situated in the London Borough of Haringey, which has mainly suburban characteristics with a mixture of detached, semi - detached and terraced housing.

The application site is included in the Vallance Road Conservation Area, which is one of the most important historic areas in the Borough.

This is an application for a single storey rear extension, that involves the removal of an existing conservatory, and constructing a single storey extension on the exact same footprint, in alignment with the side of the property.

The application site is located on the West side of Vallance Road, consists of a detached, two storey dwelling. The property is not listed.

Assessment

The proposal has been prepared to maintain the existing character and appearance of the building from the street, as the proposed works have no impact on the front elevation. Which is in good condition and its special architectural and historical character will be preserved, as its visual appearance from the street will remain unchanged.

The design and scale of the rear extension is considered appropriate for the needs of the occupants and does not dominate the building. Also, the proposed rear extension will not be visible from the street. The applicants therefore believe that the proposed development will have no detrimental impact on the character and appearance of the conservation area. As the existing property already has a single storey extension to the rear, the additional impact of the proposed single storey extension on the adjacent dwelling will be negligible.



Front of the property



Rear of the property

Drawing List

Existing Plans

Location Plan	WT10-2022-N22-PA-000
Block Plan	WT10-2022-N22-PA-001
Ground Floor Plan	WT10-2022-N22-PA-002
First Floor Plan	WT10-2022-N22-PA-003
Loft Floor Plan	WT10-2022-N22-PA-004
Section	WT10-2022-N22-PA-101
Front Elevation	WT10-2022-N22-PA-201
Side Elevation	WT10-2022-N22-PA-202
Rear Elevation	WT10-2022-N22-PA-203
Side Elevation	WT10-2022-N22-PA-204

Proposed Plans

Ground Floor Plan	WT10-2022-N22-PA-302
First Floor Plan	WT10-2022-N22-PA-303
Section	WT10-2022-N22-PA-401
Side Elevation	WT10-2022-N22-PA-502
Rear Elevation	WT10-2022-N22-PA-503
Side Elevation	WT10-2022-N22-PA-504