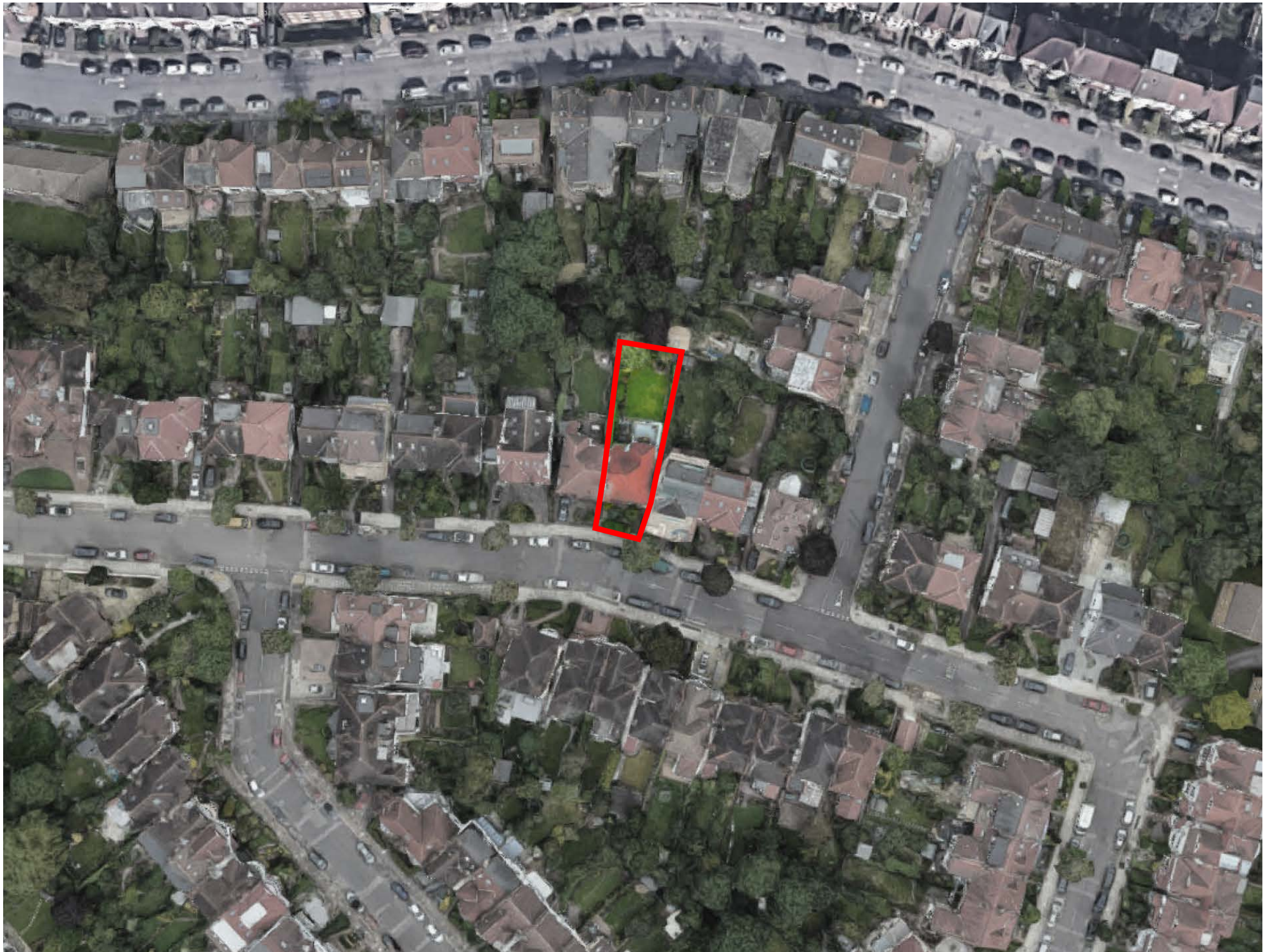


74 VALLANCE ROAD, MUSWELL HILL, LONDON, N22 7UG

**DESIGN AND ACCESS STATEMENT
JANUARY 2023**



Aerial view of 74 Vallance Road

1.0 - INTRODUCTION

This Design and Access Statement is in support of the proposed development at 74 Vallance Road, Muswell Hill, London. The works comprise replacement roofs to existing ground floor rear extensions, new side and rear elevation windows and glazed doors, new timber front entrance door, internal modifications to ground floor layout, and refurbishment of the first floor bathroom.

This Design and Access Statement has been prepared pursuant to, and in accordance with the London Plan Policies, and Harringay Planning Guidance. This Design and Access Statement should be read in conjunction with the accompanying drawings.

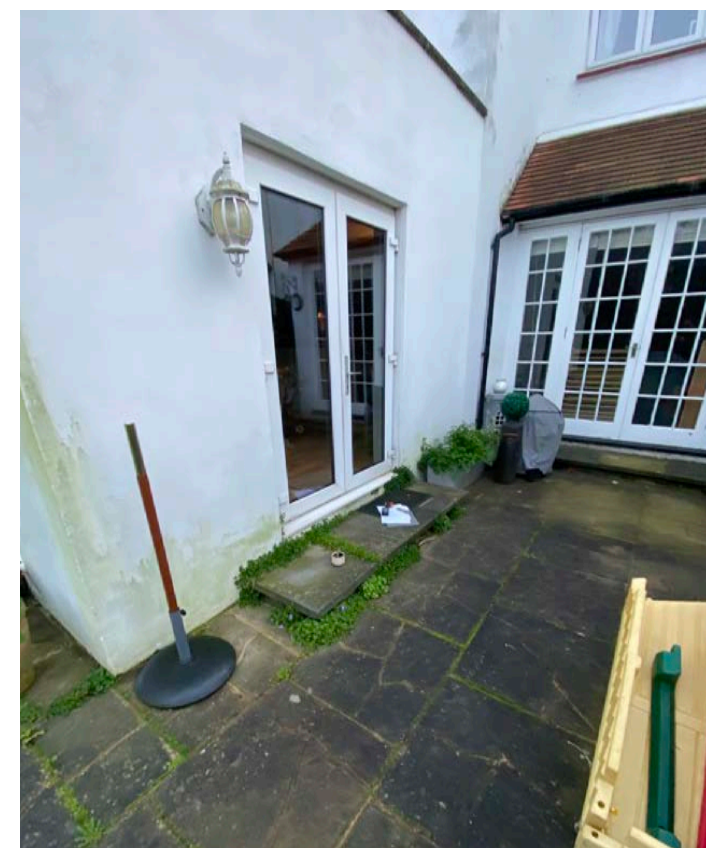
No. 74 Vallance Road is a 4 bedroom semi-detached art deco style house located towards the centre of Vallance Road, Muswell Hill. The house is flanked by similar art deco houses and is situated within the Vallance Road Conservation area. It is not listed and there are no tree preservation orders on the site.



Existing rear elevation of 74 Vallance Road



View down side access passage



Existing rear extensions



View of existing flat roof extension in poor condition



Perspective aerial rear views of the house and neighbouring buildings





Proposed ground floor layout

2.0 - DESIGN

2.1 - Use / Amount / Layout

74 Vallance Road is a single family dwellinghouse, and will continue to be used as a single family residential home after the development. The proposed ground floor extension will open up and modernise the existing ground floor layout to provide a large open plan kitchen/ dining/ living space.

2.2 - Access

The property will remain a single family residence which is accessed via the main entrance directly off Vallance Road, as well as direct garden access from the passage along the side elevation

2.3 - Layout

The internal walls between the rear reception room and kitchen will be removed to provide space for a large open plan kitchen/ dining/ living space. The kitchen with island arrangement will be centrally located adjacent to both the lounge seating and dining areas. A new utility room will have a direct connection to the kitchen, and a ground floor WC will open into the entrance hall space.

New glazed doors will be installed into larger openings in the existing extensions which will bring plenty of natural light into the internal rooms and improve the connection between internal and external spaces. The replacement roof to the existing extension will also include a new large flat roof skylight to encourage sunlight deep into the kitchen area.

The first floor bathroom will also be reconfigured and refurbished, and will now include a separate bath and walk-in shower.



Proposed perspective views of the 3d model



2.4 - Scale

The footprint of the house will remain unchanged. The existing rear extension flat roof is in poor condition, with pooling water, so will be replaced with a new green sedum flat roof and flat roof skylight. The height of the extension will be raised slightly so that the kitchen and dining room ceiling lines through, and to increase the required roof insulation.

The smaller ground floor extension pitched roof will be modified to match the height and appearance of the large rear extension to tie the two elements together. Increasing the height of this small extension will enable the ceiling in this area to be raised, which will help to improve the connection between the lounge and dining areas.

2.5 - Landscape

The house currently has a hard landscaped terrace area directly next to the existing rear extensions. This terraced area will be raised in height by about 250mm to create a level threshold, helping to improve the transition between internal and external spaces. The new terrace will then step down to the soft landscaped grass area about 1.5m from the main extension rear elevation.

Green roof sedum planting to the flat roof extensions will soften the appearance of the roof when viewed from above and will improve the environmental performance of the house by increasing thermal performance, reducing surface water run off, and increasing biodiversity.

The existing boundary fences and planting will not be impacted by the development.



Proposed rear elevation view of the 3d model

2.6 - Appearance

The existing rear flat roof extension will remain very similar in terms of massing and external materials but will include a replacement roof and new concrete coping stones to the parapet walls. High quality timber framed glazed doors will be installed into the new larger openings in the extension walls.

The smaller rear extension element will be adjusted to match the appearance of the larger extension, with a new flat roof and concrete coping stones, as well as new large timber framed glazed doors. The external materials for the refurbished extension elements will remain as white rendered walls to match the original building.

A new timber framed window to the ground floor WC will be installed on the side elevation with the same cill and head height as the adjacent existing ground floor bathroom window.

The refurbished first floor bathroom will include a replacement obscured glazed timber framed window to the side elevation, which will be reinstated to the original window size.

3.0 – SUMMARY

The replacement roofs, glazing, and internal modifications at 74 Vallance Road proposes a high-quality development which is sympathetic and sensitive to the existing and surrounding buildings.

The proposal provides improved living space and helps to upgrade the facilities and spatial design in line with modern requirements.