

DESIGN & ACCESS STATEMENT FOR
11 VALLANCE ROAD, LONDON N22 7UD

Background

The proposal involves the creation of a enlarged Loft accommodation, through the formation of two side dormers & a rear gable dormer, with the inclusion of six rooflights; see accompanying plans & elevation drawings. The proposal has been designed with due consideration to the previous 'Planning Approvals' to properties in the neighbouring area.

Materials to the external faces of the extension will be plain tiles, to match in with the existing, with crown roofs formed to the two side dormers.

The need for more space within the family home was the catalyst, with the development of the existing habitable loft space, providing an appropriate area for expansion. The economic viability of developing the existing property, when considered against the cost of purchasing a property providing the required space, was an important factor. Two enlarged bedrooms will be formed within the created spaces.

Physical

The site is found in the Vallance Road Conservation area. The property is a five-bedroom single family dwelling & is detached. The site is rectangular in shape & covers an area of approximately 320m² & slopes front to back.

The site runs south east to north west, front to back, with a garden to the rear. The position of drainage & gas lines is under investigation. There is no known history of crime or disorder on the site.

The dormers have been set well up from the eaves & in from the front & rear elevations, so that they are subordinate to the roof slopes of the host property.

It is not considered that it will result in any additional overlooking, or that it will adversely affect the privacy & amenities of any adjoining property or indeed that of the residential character of the area.

The extension will principally be constructed on site with materials brought in to enable this.

Access

The 'enlarged' bedrooms in the Loft will be accessed via the existing staircase.

Social

The social impact on the locality is negligible

Economic

The economic impact on the locality is negligible

Planning Policy

The site falls within the Vallance Road Conservation Area and therefore the scheme has been designed in sympathy with the Council's policies & in recognition of the existing loft conversions to the surrounding properties.

Immediate neighbours have been advised of the proposal.