

36 Vallance Road, London N22 7UB

Design and Access Statement

May 2023

INTRODUCTION

This Design and Access Statement has been prepared in support of the planning application for the proposed two-storey replacement side extension at 36 Vallance Road, N22 7UB. The proposed development seeks to create a harmonious addition to the area while respecting and enhancing its existing character and heritage.

SITE DESCRIPTION AND PROPOSAL

The site is located on the southern side of Vallance Road, within the Vallance Road Conservation Area. Vallance Road does not currently have an adopted appraisal. It consists largely of residential properties, traditionally built, two-storey high, with common features such as bay windows, overhanging eaves and common materials which give the area a unified character.

The property is a mid-twentieth century Arts and Crafts semi-detached family home with direct access from Vallance Road. Apart from the installation of UPVC double glazed window carried out by previous owners, the property shows significant signs of ageing, and it is in need of a full renovation in order to bring it in line with modern standards. The proposal seeks to demolish the existing single-storey side extension and replace it with a high-quality two-storey extension that complements the architectural style of the existing property.

RELEVANT PLANNING POLICY

The proposed development has been prepared taking into consideration the following planning policy documents:

- National Planning Policy Framework (NPPF) (2021);
- London Plan (2021);
- Haringey's Local Plan Strategic Policies (2017);
- Development Management DPD (2017).

DESIGN

The site is unique due to the bend in the road, as it forms a triangular gap between Nos.36 and 38 which widens towards the rear. The proposed two-storey side extension would largely adopt the footprint of the existing side extension, with a triangular addition which follows the orientation of the neighbouring dwelling No. 38. The extension is set back significantly from the front elevation and clearly subordinate to the main building, with the character to the front/streetscene not resulting negatively impacted.

In relation to the rear, even though the overall width of the proposed two-storey side extension is slightly more than half the width of the main house, it would be broken down, stepped and subordinate in scale to the main house. It would also bridge the triangular gap between no.36 and No.38 offering a unique, site specific response that enhances the character of the area. The Pre-application response considers that

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“while the proportions and scale of the original property as viewed from the rear garden are changed, this is not viewed to be excessive or harmful. Rather the extension here would be tucked into an underutilised space, be subordinate and not prominent in relation to neighbouring gardens and properties.”

Careful attention has been paid to architectural composition to ensure a harmonious integration with the original house. With regards to materials, it is proposed to use pale brick to match/complement the original brickwork to the rear elevation at ground floor level, with high quality contemporary detailing offering a very subtle contrast with the more traditional detailing of the existing property. The new windows and doors will follow the same design principles, and it is proposed that they will be metal framed, double glazed, Crittal style and powder coated in a contemporary dark grey. The proposed roof to the extension will be a flat roof so that it has no presence when viewed from street/garden level, and therefore it does not compete visually with the main roof of the host property.

With regards to neighbour amenity, the proposed extension has been sensitively designed so to that it does not project beyond the rear façade of No.38, and so that it can not be viewed from their rear windows. It is considered in the Pre-application response that it will not cause an unacceptable impact upon the residential amenity of the occupiers of this neighbouring site.

ACCESS

Access to the site will remain unchanged, with the proposed development having no impact on the existing access arrangements.

CONCLUSION

In summary, the proposed development is considered acceptable in the Pre-application response given the specific circumstances of the site within the Conservation Area. The design and scale of the proposed two-storey side extension have been carefully considered to ensure it complements the existing house and does not negatively impact the conservation area's character or neighbouring amenity.