



98 Vallance Road

Design and Access Statement



Project Number: 0924
Document Reference: 0924-04-01_Vallance Road_Design and Access Statement
Date: 20.03.26
Revision: -

LINEWORKS

CONTENTS

1.0 Introduction 2

1.1 Site & Context 3

1.2 Existing Property 4

1.3 Neighbouring Properties 6

1.4 Existing Floor Plans 7

1.5 Existing Isometrics 8

2.0 Proposed Site Plan 10

2.1 Proposed Ground Floor Plan 11

2.2 Proposed First Floor Plan 12

2.3 Proposed Second Floor Plan 13

2.4 Proposed Roof Plan 14

2.5 Proposed Isometrics 15

3.0 Front Elevation 16

4.0 Rear Elevation 20

5.0 Daylight Anaylsis..... 24

6.0 Conclusions 26

1.0 Introduction

98 Vallance Road

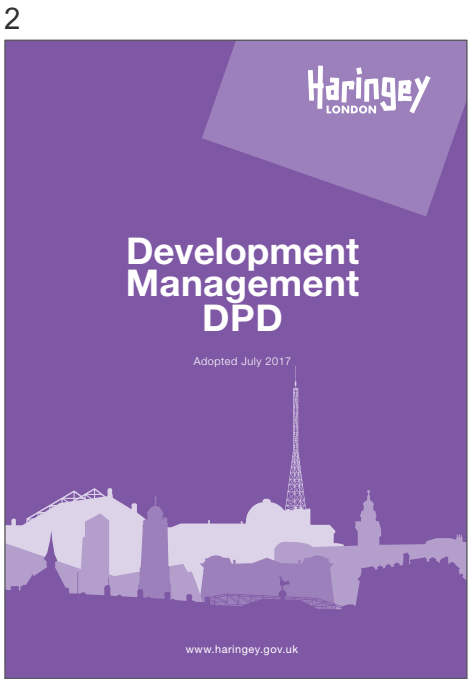
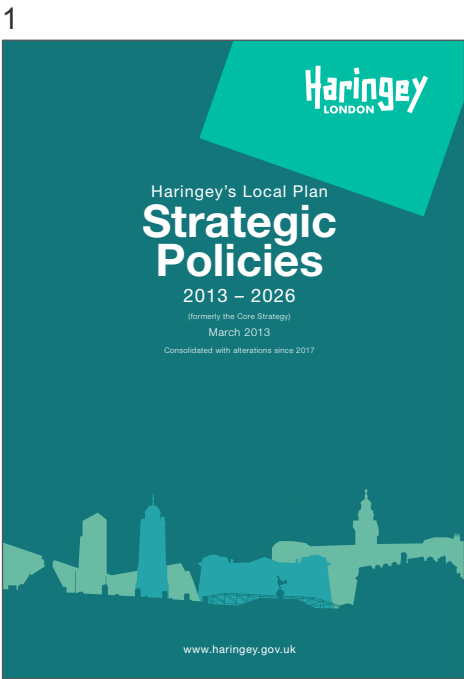
Lineworks Architects have been appointed by our clients and owners of 98 Vallance Road, N22 7UG, to develop a new architectural proposal for the renovation and enhancement of their home. This Design & Access Statement describes the proposed renovation works, which include ground floor, first floor and roof level extensions and alterations to the existing property.

On the ground floor, the proposed works comprise the minor alterations and extension to the front elevation, and more extensive extensions to the rear of the property. On the first floor, a new rear facing gable end extension is proposed to house the master bedroom, incorporating an open terrace. The second floor of the property is designated to a lounge and play space, incorporating a side facing dormer extension to accommodate the new circulation route up to this level.

In preparing this report the following Haringey council documents have been consulted for guidance:

- 1. Local Plan (2013)
- 2. Development Management DPD (2017)

Prior to this Design & Access Statement, Lineworks Architects have previously sought advice from Haringey Council in relation to the development at no. 98 Vallance Road via the pre-application mechanism (reference PRE/2025/0146). The feedback from the case officer's pre-application report has been considered carfeully and fed back into the designs as illustrated in this Design & Access Statement.



1.1 Site & Context

98 Vallance Road

Although the property is not listed, it is located within the Vallance Road Conservation Area in the London Borough of Haringey. While there is no adopted conservation area appraisal, the design has been informed by Haringey’s Local Plan (2013) and Development Management DPD (2017), with a focus on delivering high-quality, contextually appropriate architecture.

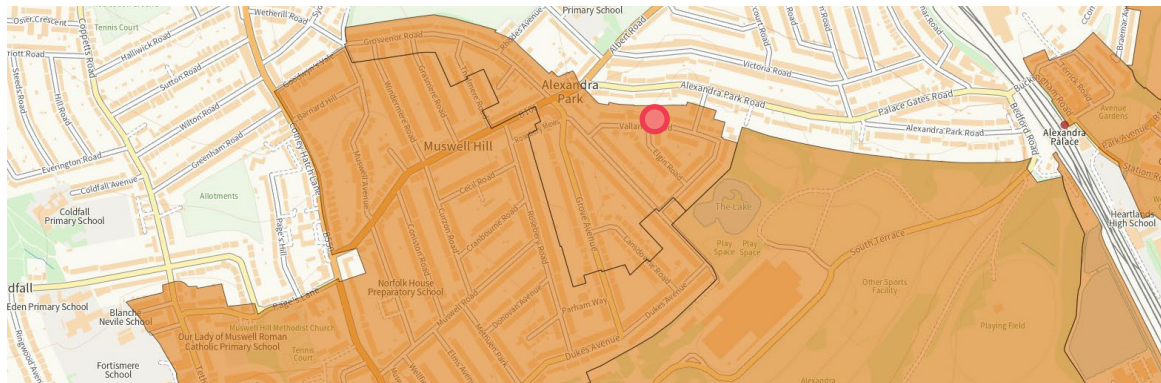
No. 98 is a three-storey detached house dating from the mid-20th century. The surrounding streetscape reflects Edwardian and early inter-war character, with features such as solid brick construction, pitched roofs, and spacious interiors. The conservation area consists largely of substantial detached homes, many of which have been significantly extended or refurbished.

The current condition and design of the property present an opportunity to remove unsympathetic elements and replace them with contemporary, high-quality interventions that enhance both the building and its contribution to the local context.

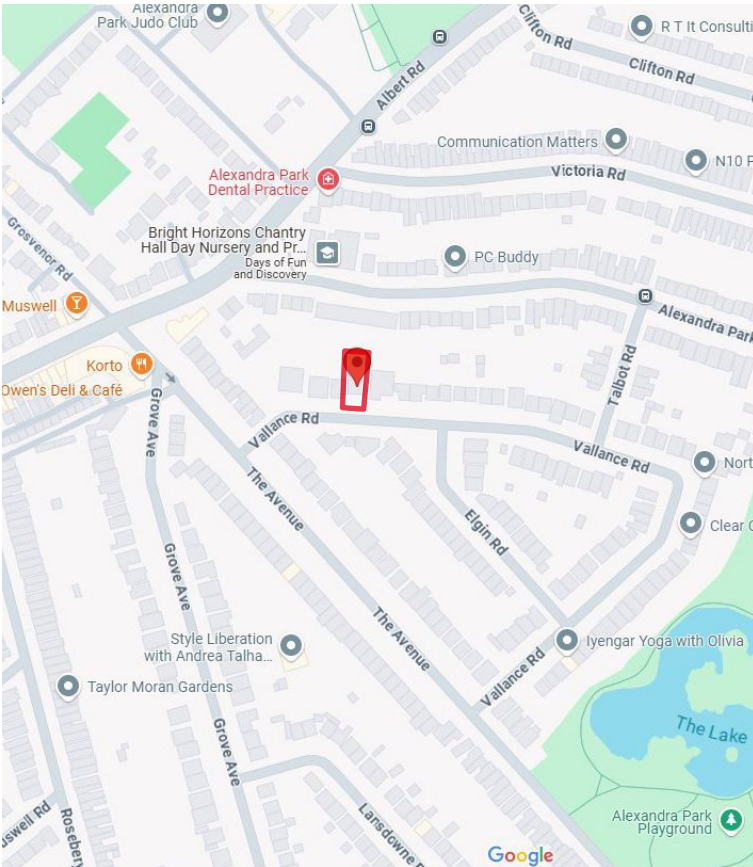
No. 98 Vallance Road sits within a varied streetscape defined by contrasting architectural styles, materials and scales. The interwar dwellings display differing roof forms, eaves heights and façade treatments, with neighbouring properties presenting contrasting massing and detailing that create an inconsistent composition.



CONSERVATION AREA 96 Vallance Road sits on the Northern boundary of the Vallance Road Conservation Area



CONSERVATION AREA 96 Vallance Road sits on the Northern boundary of the Vallance Road Conservation Area



LOCATION PLAN Property location is highlighted in red



AERIAL VIEW Aerial view of No. 98 Vallance Road (bordered in red)



SITE AERIAL Aerial plan view of Vallance Road (outlined in the red). The amount of extension and redevelopment of the neighbouring properties can be observed clearly from this viewpoint.

1.2 Existing Property

External Materiality

The existing property has no particular architectural significance, is not locally listed, and appears to have been altered over time, moving away from its original design. This section presents photographs of the current external condition.

The front elevation is finished in white-painted pebble dash render with timber-framed windows in the same colour. The roof is covered with ceramic tiles that have been painted dark grey, as have the fascias, mortar bands, and ridge tiles. These treatments conceal the original materials, which include timber, clay tiles, and brickwork.

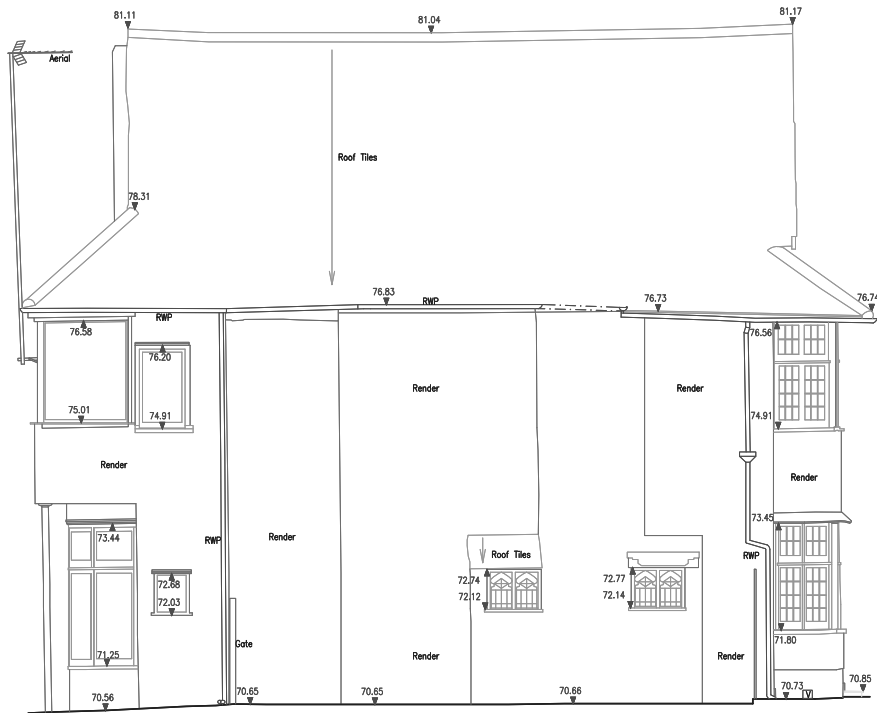
At the entrance, mock-classical columns support a small pitched roof over the porch, introducing a stylistically confused mix of northern and southern European influences. The overall composition lacks balance. The front door is offset, with a rectilinear bay window on one side and a curved bay on the other, creating a disjointed appearance. The gable end is finished in a mix of render and tile, with a grey-painted plinth along the base. The side elevations are consistent in material finish, continuing the white pebble dash and timber windows.

To the rear, the composition is more fragmented. A raised, enclosed balcony, referred to as the solarium, is accessed only from the rear bedrooms and introduces an awkward, top-heavy form not found in neighbouring properties or the wider context. The gable end intersects awkwardly with the sloping roof of the solarium, further disrupting the overall balance. A curved bay window sits at ground level, but the window sizes and positions lack coherence or order. The only notable quality is the retention of the natural ceramic roof tiles, which remain unpainted and provide a warmer, more authentic character.

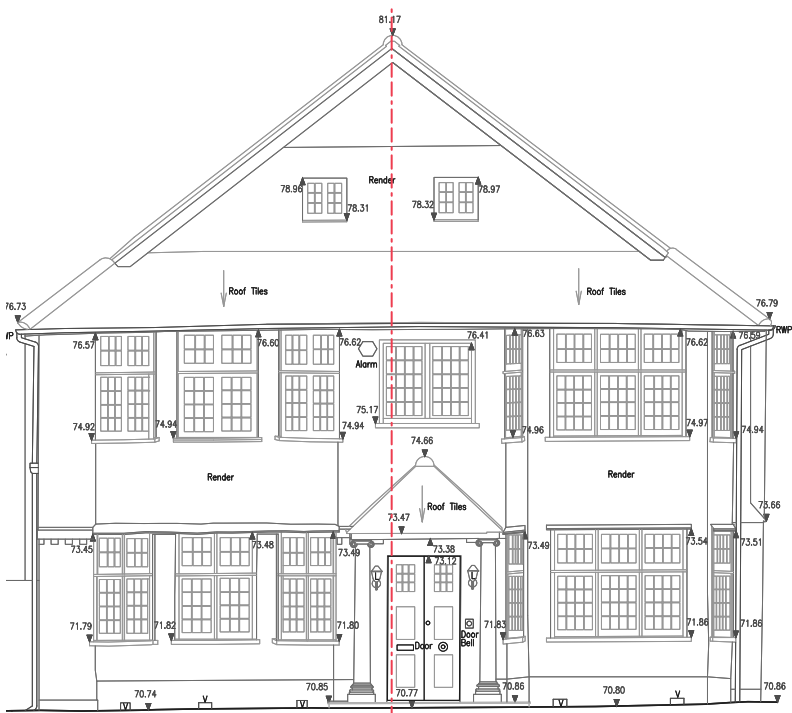
FRONT OF PROPERTY South Elevation (facing street)



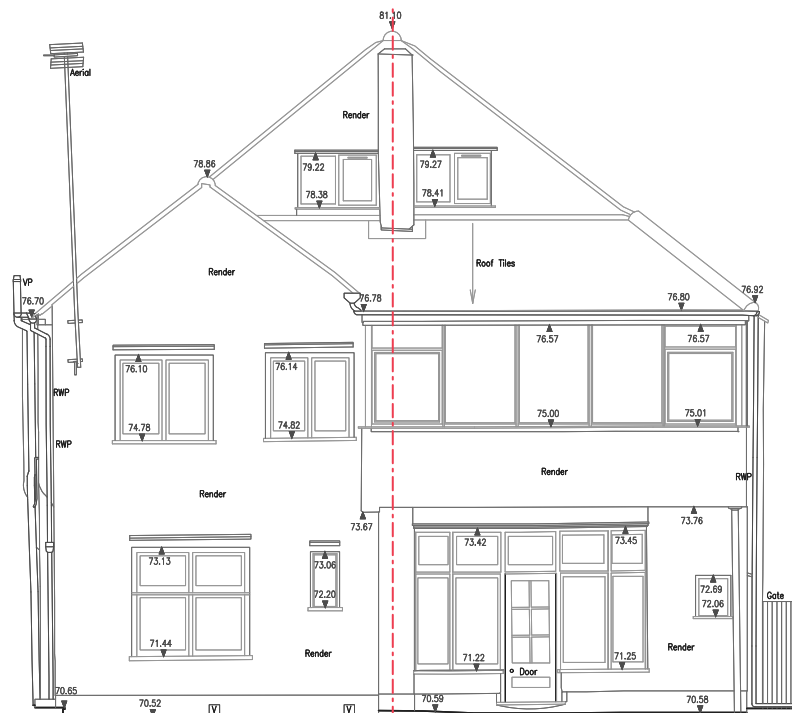
REAR OF PROPERTY North Elevation (facing garden)



SIDE ELEVATION West Facing (Survey)



FRONT ELEVATION South Facing (Street)



REAR ELEVATION North Facing (Garden Facing)

1.2 Existing Property

Interior Condition

The property itself requires some renovation and significant reorganisation. Additionally, certain areas do not meet current building regulations and therefore need to be stripped out and refinished to modern standards.

Upon entering the property, you come to the staircase side on (1), which is incorporated into the layout through only a small opening at the head. There is no ability to down the stairs from the landing above. As a result, the entrance feels somewhat underwhelming and ill-suited for a house of this size.

The reception rooms are quite large and deep in plan, with small window openings. They lack natural daylight as a result. The front living room connects to the rear reception room through a set of sliding doors (2). The rear reception room features a curved bay window that overlooks the garden, accompanied by a small corner window (4).

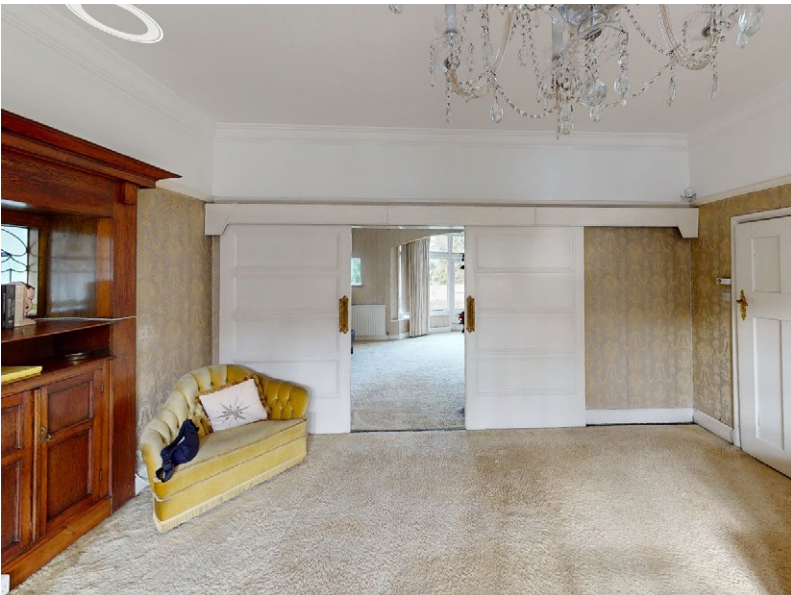
The interior of the house is in need of a significant upgrade, with outdated finishes, thermally under-performing walls and single-glazed windows. As you ascend the stairs, there is an elegant stained-glass window at the half-landing (5). It would be beneficial to consider the preservation of this more redeeming feature in the new proposals.

To reach the top floor, you must climb a narrow and very steep staircase (6), which fails to meet modern building regulations in terms of angle, width, and the dimensions of the riser and tread. The top room (7), while proportionally long, does not take advantage of the space under the eaves and has small windows on either side, resulting in a space that feels dark and elongated.

INTERIOR PHOTOS OF THE PROPERTY The photographs below are numbered and are referred to in the paragraphs to the left



1) Entrance Stair and Reception



2) Living room with sliding door



3) Current Kitchen space



4) Rear Reception room with corner window



5) Stained glass window



6) Stair to the loft room



7) Second Floor Space

1.3 Neighbouring Properties

Context & Footprint

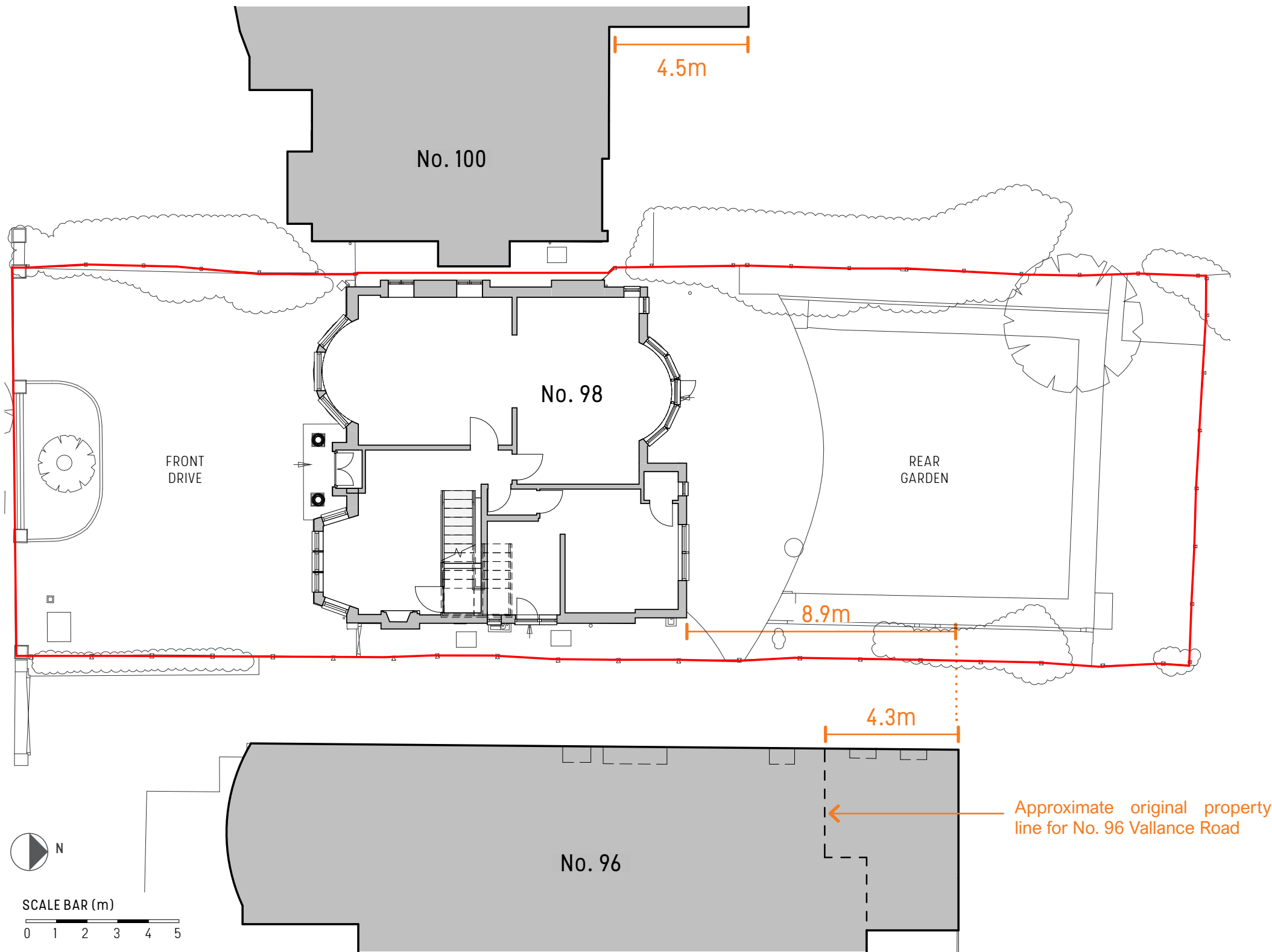
Vallance Road comprises large detached properties with generous gardens. To the west of No 96, No. 100 Vallance Road was modestly renovated in the late 1990s up to the early 2000s to include a loft conversion and a rear single storey extension which extends approximately 4.5m from the original property line. The single storey extension covers approximately half of the existing original property elevation and is set back on the boundary with No. 98 Vallance Road.

To the east of 98 Vallance Road is No. 96. Prior to the extensive renovation works to the property at No. 96 Vallance Road, the existing GIA of No 96 was already nearly three times larger than that of No. 98 Vallance Road. In 2020, approval was given for No. 96 Vallance Road to be made even larger, with the property being extended in excess of 4.3m from the original property line on the boundary with No. 98 Vallance Road and approximately 3.1m from the original property line on the boundary with No. 94 Vallance Road. When taking the proposed renovation works into account, the new built extent of No. 96 measures approximately 8.9m from the original property line of No. 98 Vallance Road.

No. 96 Vallance Road also includes a number of new large rooflights, which can be seen on the aerial photograph below.



AERIAL VIEW Aerial view of No. 98 Vallance Road (bordered in red)

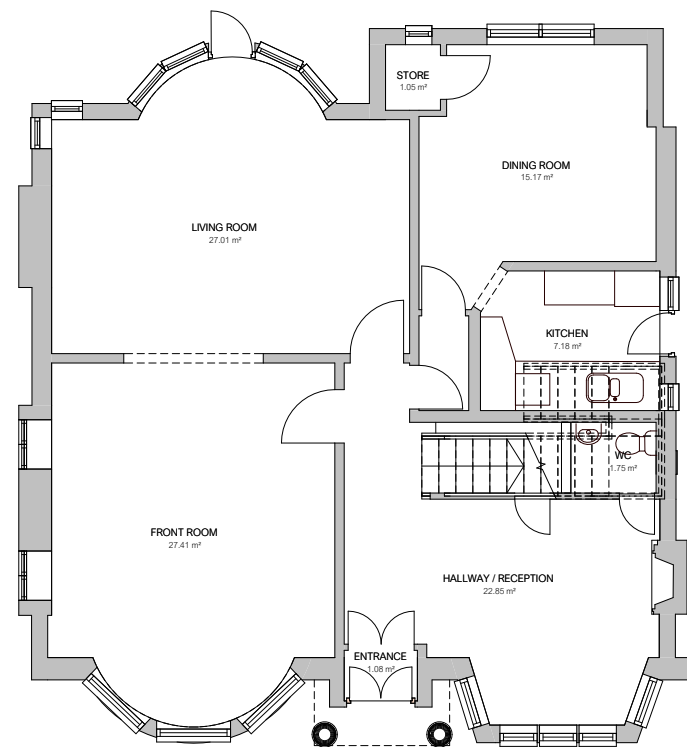


EXISTING SITE PLAN Site Plan of No. 98 Vallance Road (bordered in red). Dimensions of the extensions to the immediate neighbours are highlighted in orange.

1.4 Floor Plans

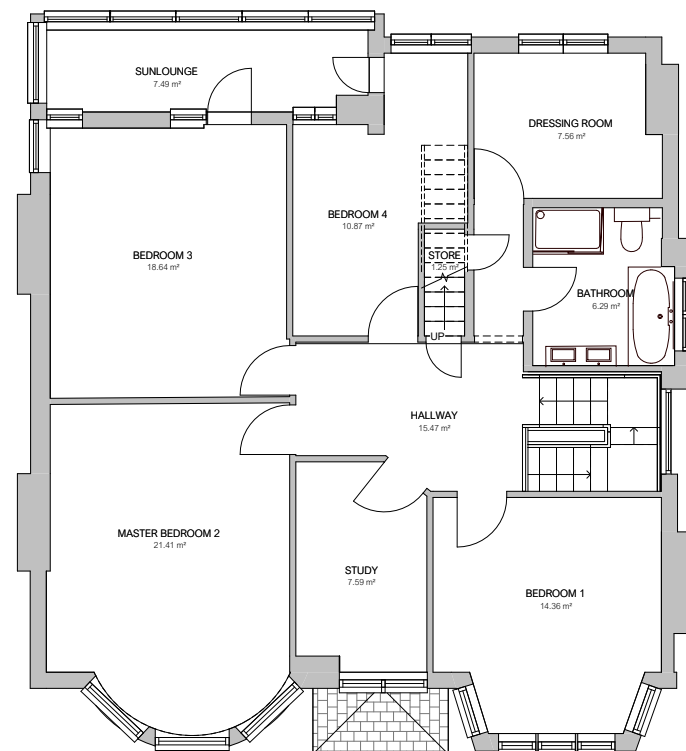
Existing Property

GROUND FLOOR PLAN EXISTING



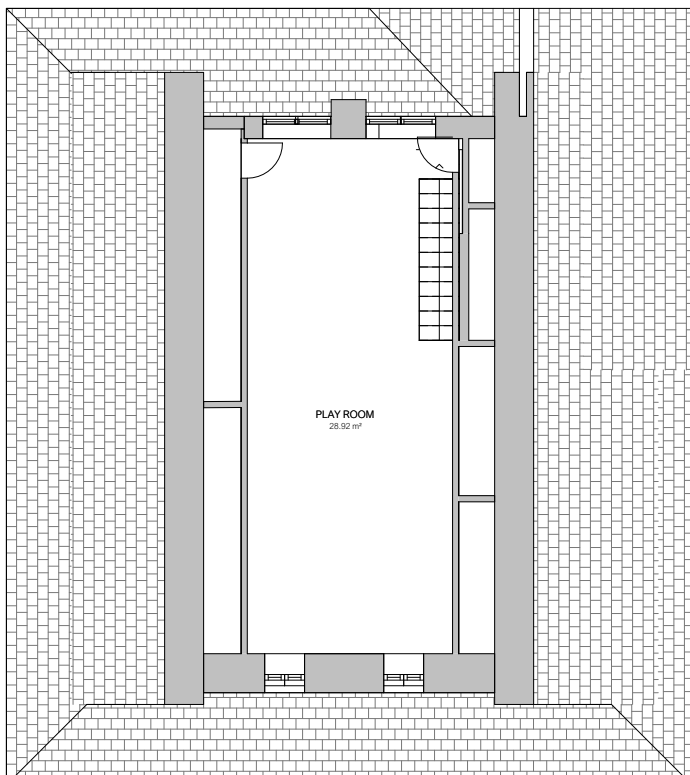
The ground floor of the house holds the main living accommodation. A reception room is located at the entrance of the property, with the stair located at the back of this room leading up to the first floor. A small WC is located under the stair. A large front living room faces the street. This connects via a sliding door to a rear facing living room. The dining room is the rear of the property, which is small for a property of this size. The route to it is convoluted, being accessed via several internal doors from the reception hallway. Most compromised of all is the existing kitchen. This is located in the centre of the plan on the side elevation, in the darkest part of the plan and with no views of either the street or the garden.

FIRST FLOOR PLAN EXISTING

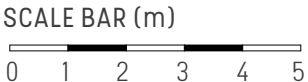


The first floor contains the main sleeping accommodation, comprising four bedrooms, a dressing room, a study, and a single bathroom. At the rear of the property is a sun lounge, which is an enclosed balcony space at upper floor level. The principal bedroom is located at the front, overlooking the street. Access to the second floor is currently provided by a very narrow and steep staircase that rises above Bedroom 4. This arrangement compromises both the stair and the bedroom, and requires significant reconfiguration. The presence of only one bathroom throughout the entire property is a major limitation, particularly for a house of this size, placing considerable constraints on day to day living.

SECOND FLOOR PLAN EXISTING



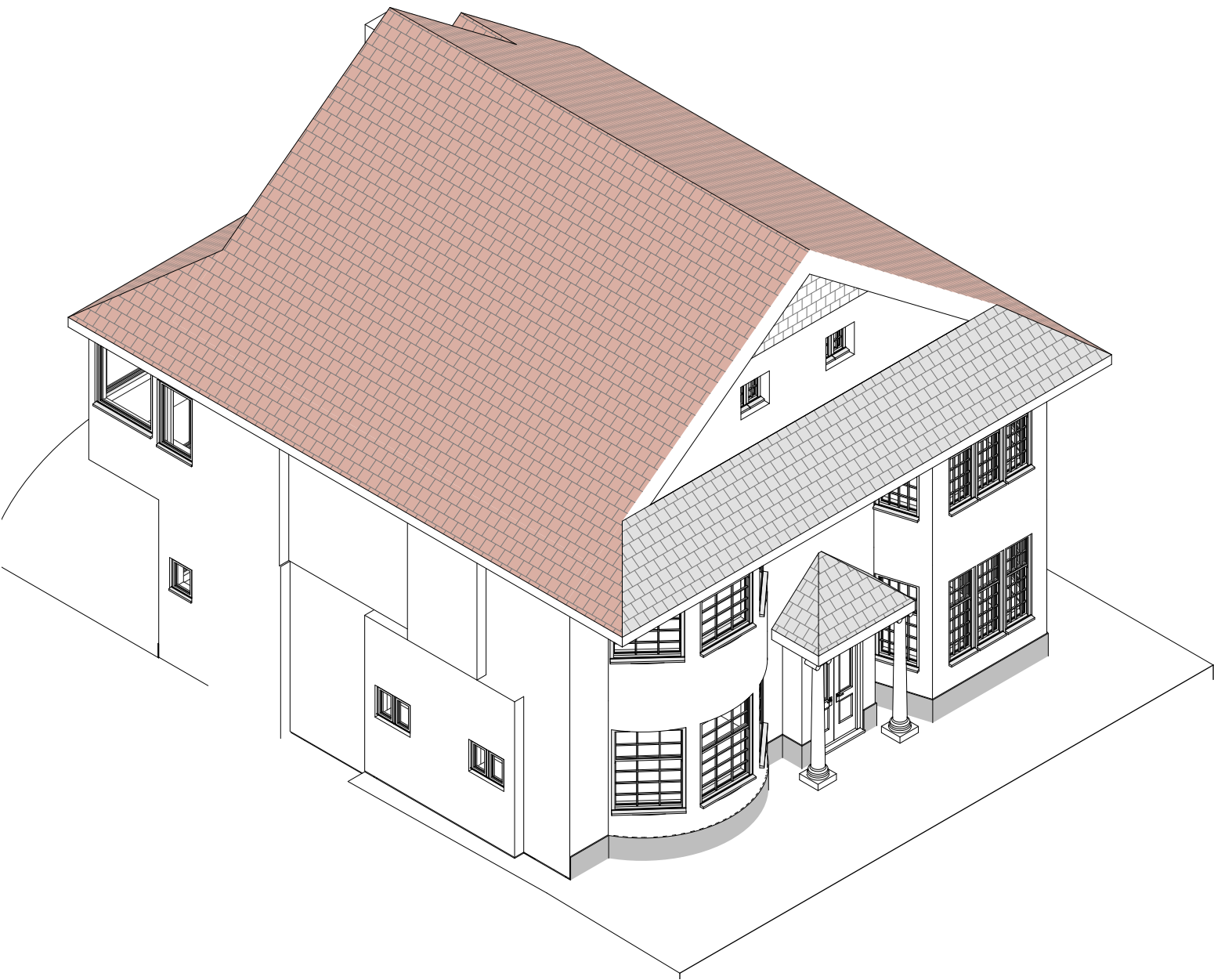
The second floor accommodates a large playroom situated beneath the eaves of the gable roof, accessed by a narrow staircase from the first floor hallway. The room is long and narrow, with natural light provided by two pairs of small windows at the front and rear. Storage areas beneath the eaves are currently uninsulated and used for cold storage. With a floor area of nearly 30 square metres, the space is generous in size but its current configuration limits the potential for subdivision, as the staircase is positioned at one end of the plan



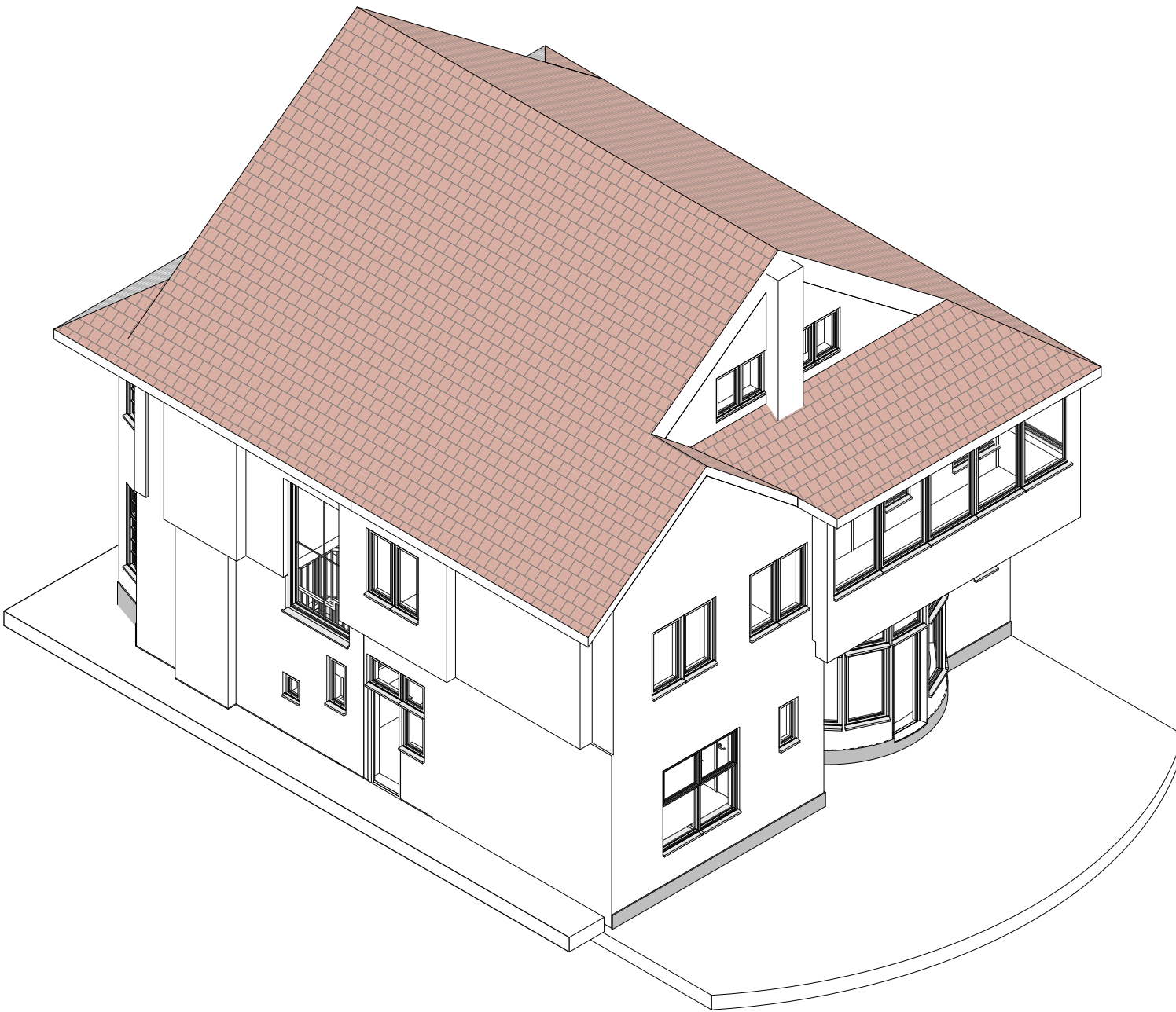
1.5 Existing Isometrics

98 Vallance Road

FRONT ISOMETRIC EXISTING



REAR ISOMETRIC EXISTING



Proposed Design Plans & Visuals

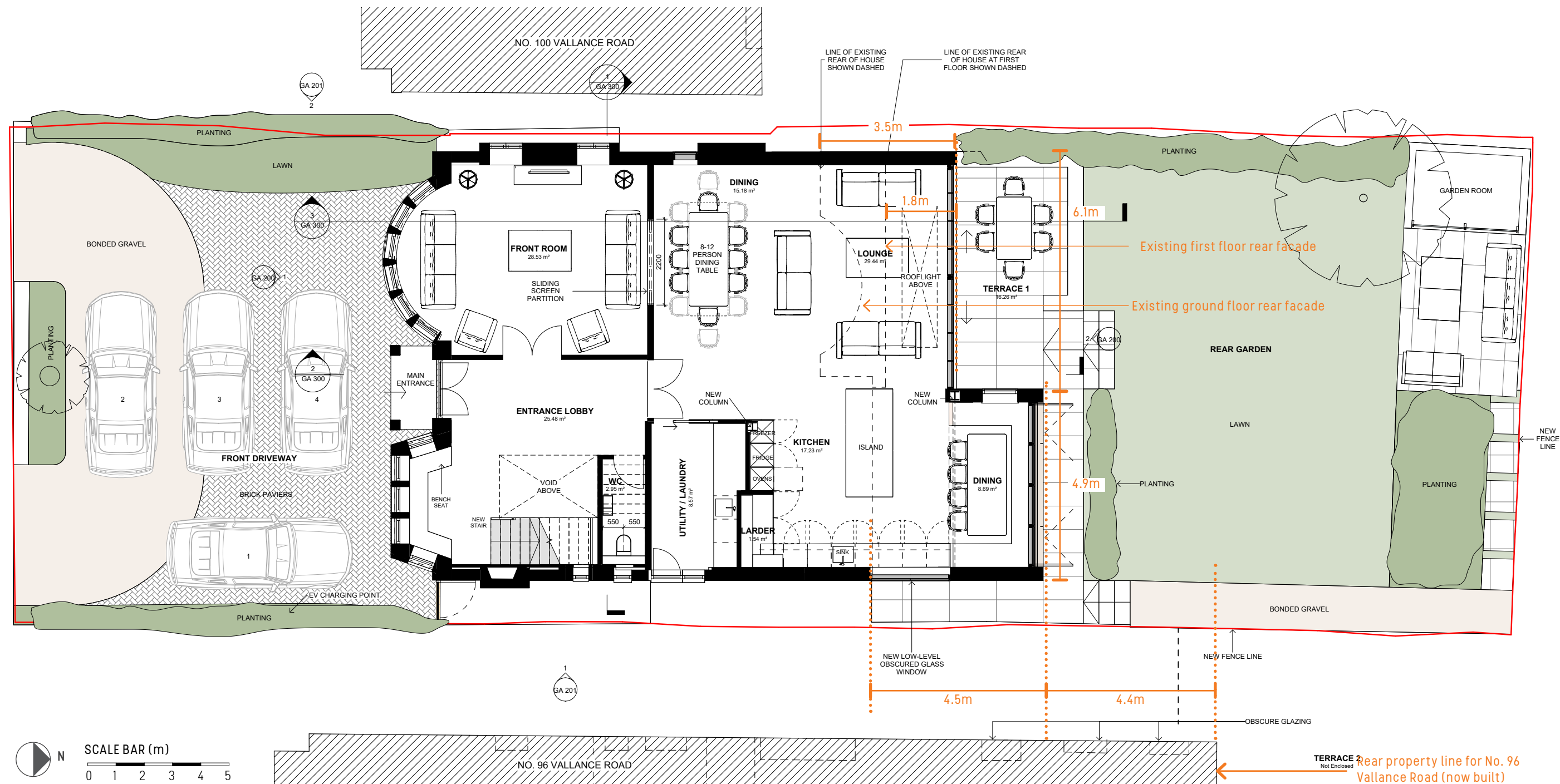
2.0 Proposed Site Plan

Floor Plan

The new proposed site plan looks to make changes to the front and rear gardens as well as internal changes to the house itself. The exterior extensions have been reduced slightly from the scheme presented and reviewed at pre-application stage. The proposed rear extensions to the property are measured against the existing property which is shown on the site plan below. This maps the dimensions of the proposed extensions against the original and extended properties to the east and west.

To the Eastern boundary with No.96 Vallance Road, the single storey ground floor extension extends 4.5m from the original property line of No. 98 Vallance Road. This still sits 4.4m further back from the newly extended rear facade of No 96. This property currently extends around 9m in total from the original rear facade line of No 98.

On the Western boundary, the footprint has reduced from the original 4.5m extension that was shown at pre-application stage, to a 3.5m extension at application stage. As the existing first floor sits proud over the ground, the actual extension between new ground floor and existing first floor is in fact only 1.8m. We feel, given the scale of these house and their detached nature, that this is very modest extension almost negligible in terms of the overall massing of the site.



2.1 Ground Floor Plan

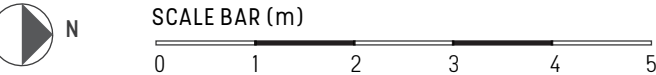
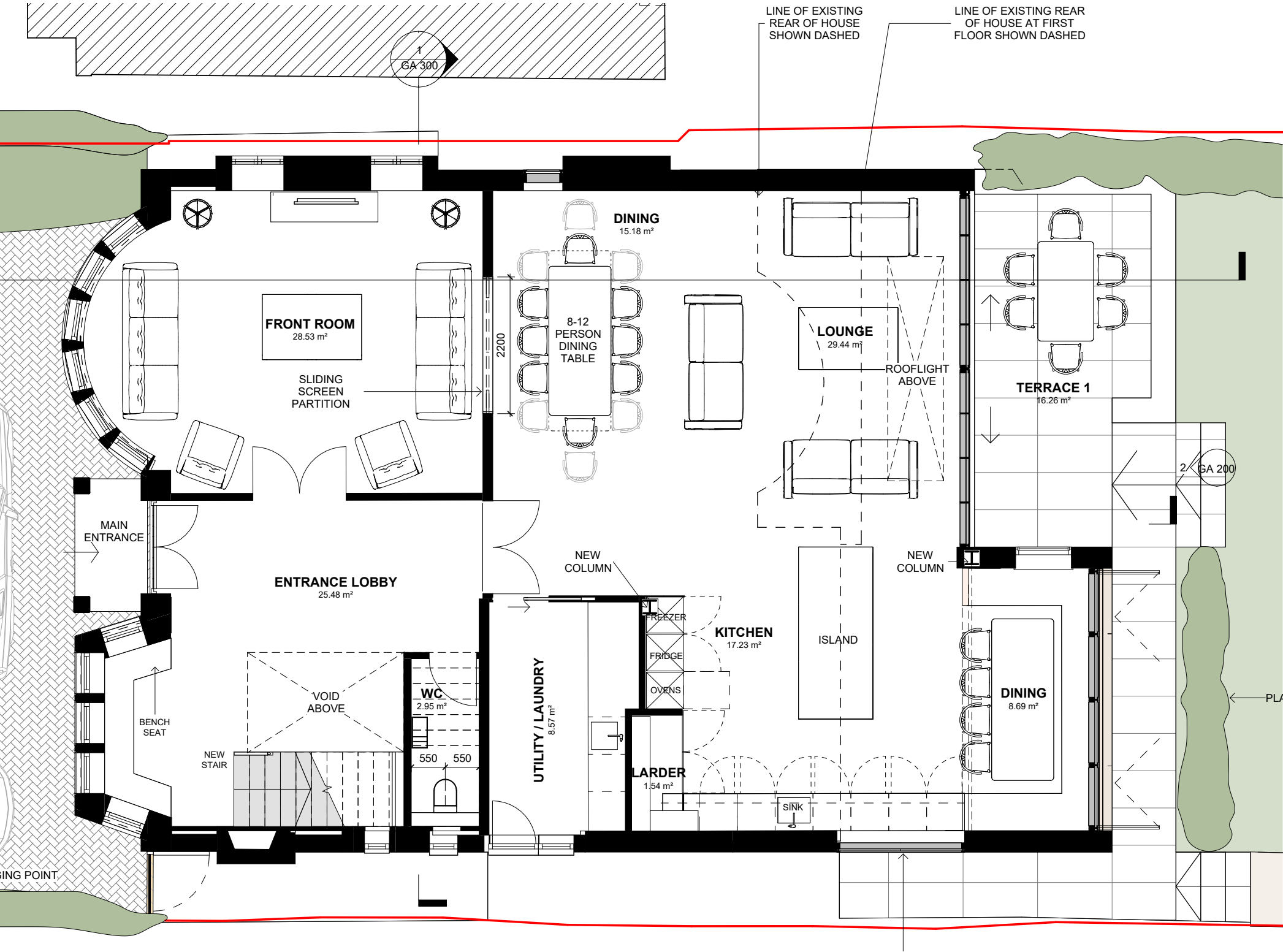
Proposed Layout

Internally, the proposed layout repositions the main living spaces to the rear of the property, opening them up to the garden and maximising natural light.

The kitchen has been moved from the centre of the plan to the rear, while its former location now accommodates a functional laundry room with side access.

The front lounge is retained, continuing to overlook the street. The staircase has been redesigned to form an atrium-like space, bringing in light from above and creating a more generous entrance, complete with a WC and ample storage beneath.

The rear extensions add 39.5 sq m of bright, open-plan space for cooking, dining, and relaxing, whilst also strengthening the connection between home and garden.



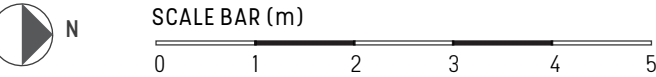
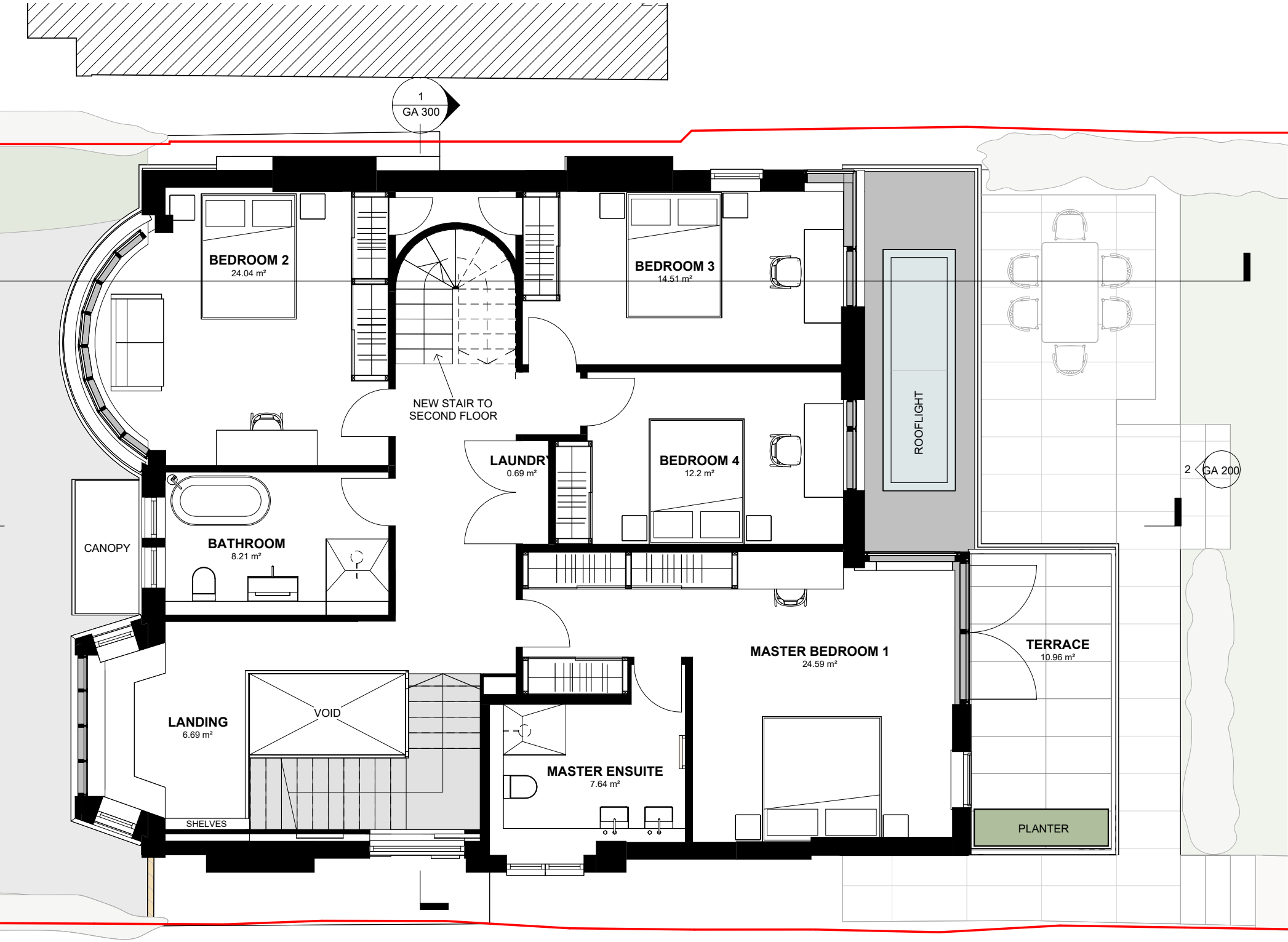
2.2 First Floor Plan

Proposed Layout

The first floor has been reconfigured to better meet the needs of the family. The existing gable end extension has been extended to accommodate the master bedroom bedroom, complete with a small private terrace. This terrace has a planter along its eastern boundary to allow fro screening to the neighbouring property.

The new layout now includes two bathrooms, offering a more practical arrangement for a household of five or six.

A new stair and atrium, aligned directly above the ground floor staircase improves circulation to the second floor. Additionally, the ground floor extension along the boundary with No. 100 incorporates a rooflight, bringing natural daylight into the space below.



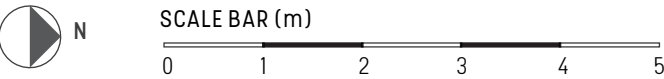
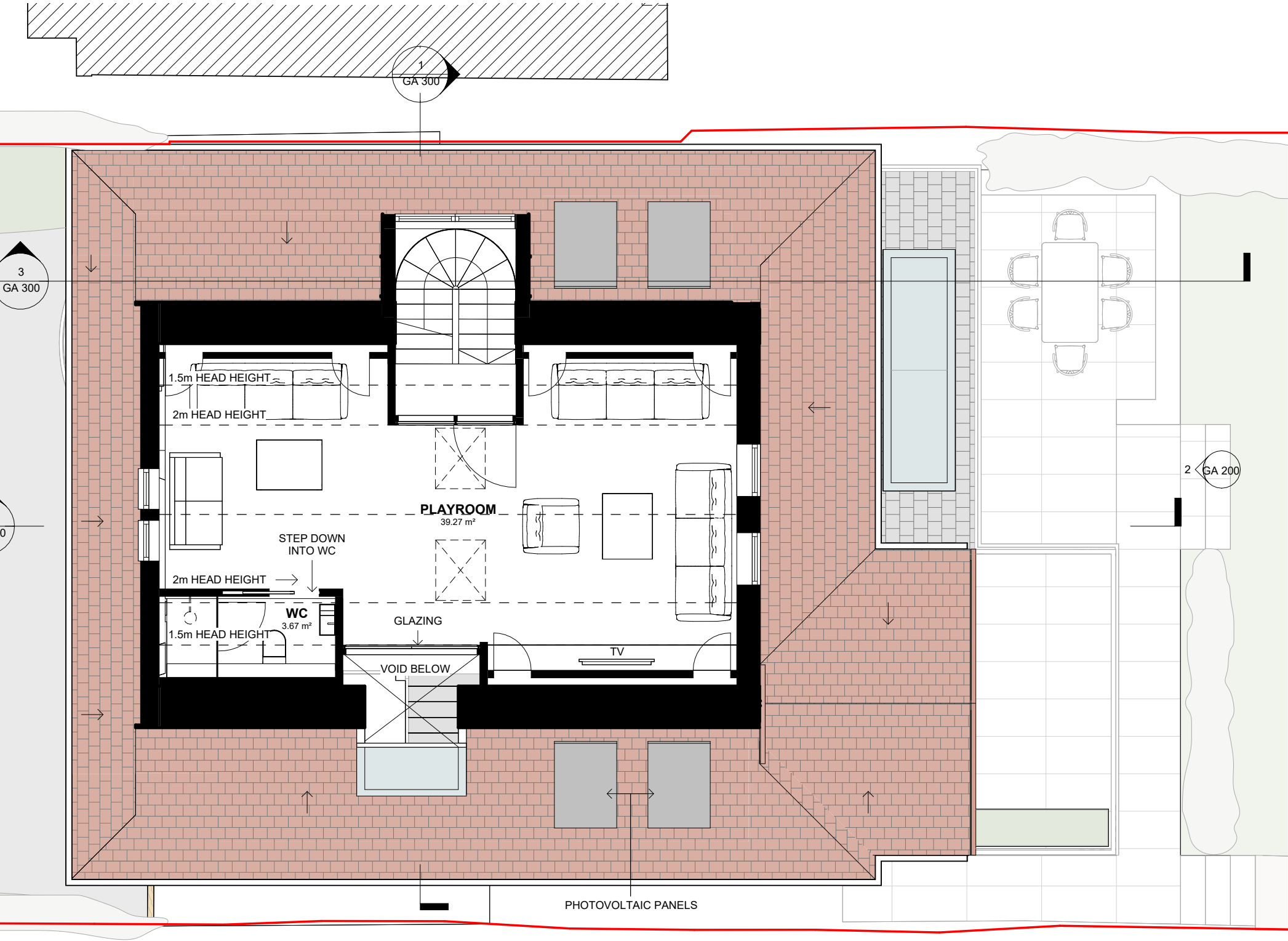
2.3 Proposed Second Floor Plan

Detail Floor Plan

The existing playroom on the second floor has been largely left as existing, with new circulation via a curved staircase and new WC proposed.

Rooflights bring ample daylight into this space, whilst large rooflight over the atrium will flood the spaces below with natural daylight, enhancing the flow of light throughout the property. Additionally, the eaves space has been re-purposed for storage, which is now fully insulated to allow for warm internal storage.

These changes result in a significant improvement to the overall living environment, enhancing both functionality and comfort.



2.4 Proposed Roof Plan

Detail Plan

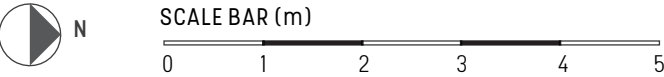
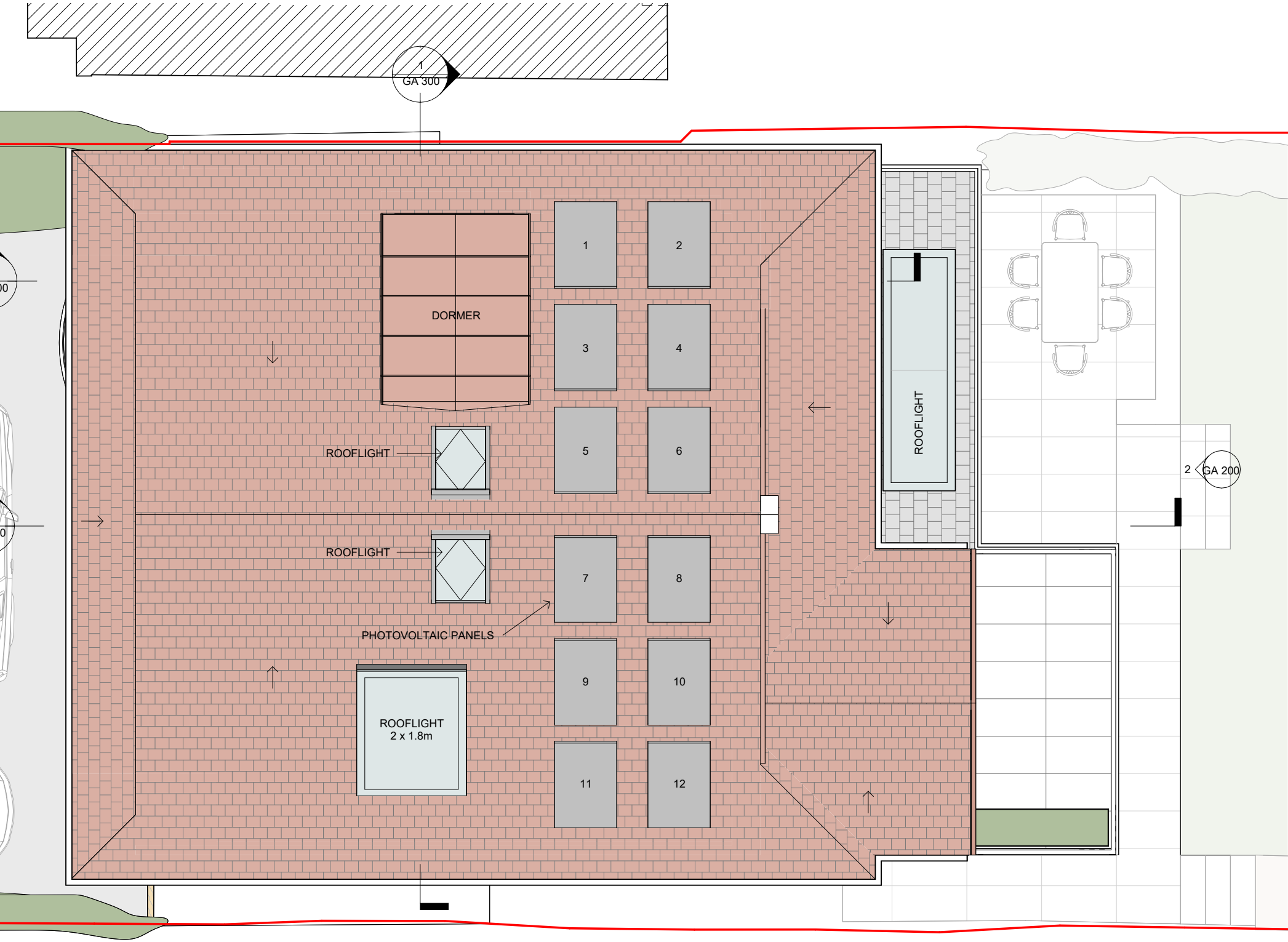
To ensure the proposed development remains in keeping with the immediate context, the overall roof form has been largely retained, with minor alterations introduced to the rear to accommodate the new works. The intention is to resurface the roof with clay ceramic tiles and fully reapiir and rebuild where required.

Solar photovoltaic panels are proposed on the roof to make effective use of the large roof area, supporting a sustainable approach and helping to future-proof the home.

A side-facing dormer is carefully inset from the roof edge to respect the neighbouring property and reduce its visual prominence. This is required in order to allow the headheight for the stair below . The roof is clad in red standing seam metalwork.

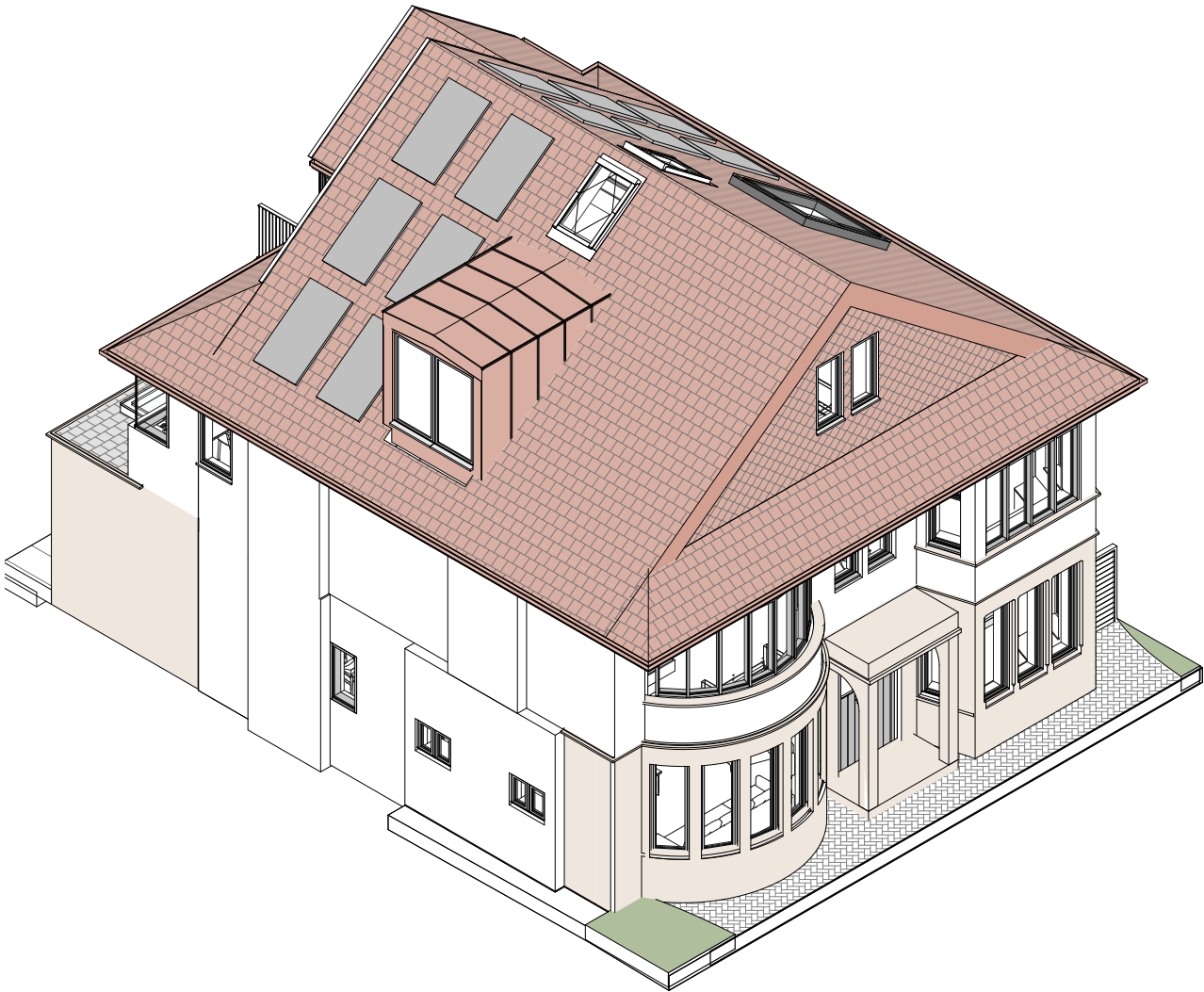
The rear gable-end extension has been designed to reflect the massing and proportions of the existing roof form, ensuring a cohesive appearance.

Rooflight openings are strategically positioned to maximise daylight to the interior while maintaining minimal visual impact when viewed from the streetscene. The main roof material will match the existing, ensuring the design remains in keeping with the immediate context and the overall character of the conservation area.

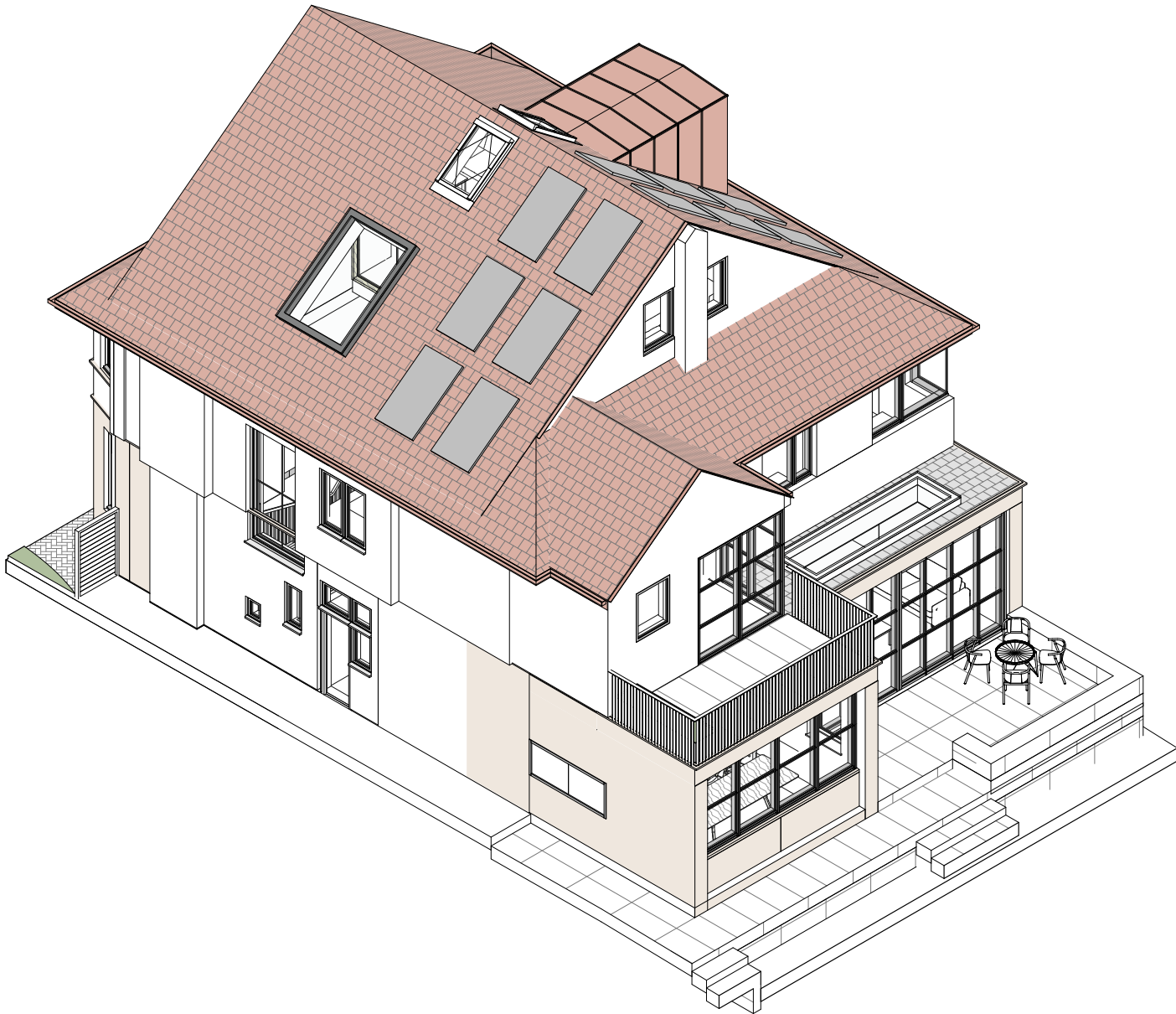


2.5 Proposed Isometrics
98 Vallance Road

FRONT ISOMETRIC PROPOSED



REAR ISOMETRIC PROPOSED



3.0 Front Elevation

Existing Condition

The current front elevation presents an unbalanced composition. Its asymmetrical facade detracts from the overall appearance and coherence of the design rather than enhancing it. This is particularly evident in the two off-centre bay windows, one rectilinear and one curved, which create a sense of visual imbalance. The entrance porch, also positioned off-centre, incorporates two mock-classical pillars that feel out of place in the context of the property.

The ceramic roof tiles have been painted grey, both on the gable end and on the roof above the bay windows. In addition, the original red clay brickwork has been painted white, obscuring the natural materials and removing any legible texture and tonal variation. The windows vary in size and style, with no consistent design language, while the leaded sash panes significantly reduce the amount of natural light entering the interior.

Whilst the house retains some coherence with the surrounding area, particularly in terms of its mansard roof form, window scale, and underlying material composition, there is considerable scope for improvement in the elegance and composition of the principal frontage



EXISTING PHOTOGRAPH The approach view of the house front driveway



RENDERED VIEW Our site model visualised in its existing condition

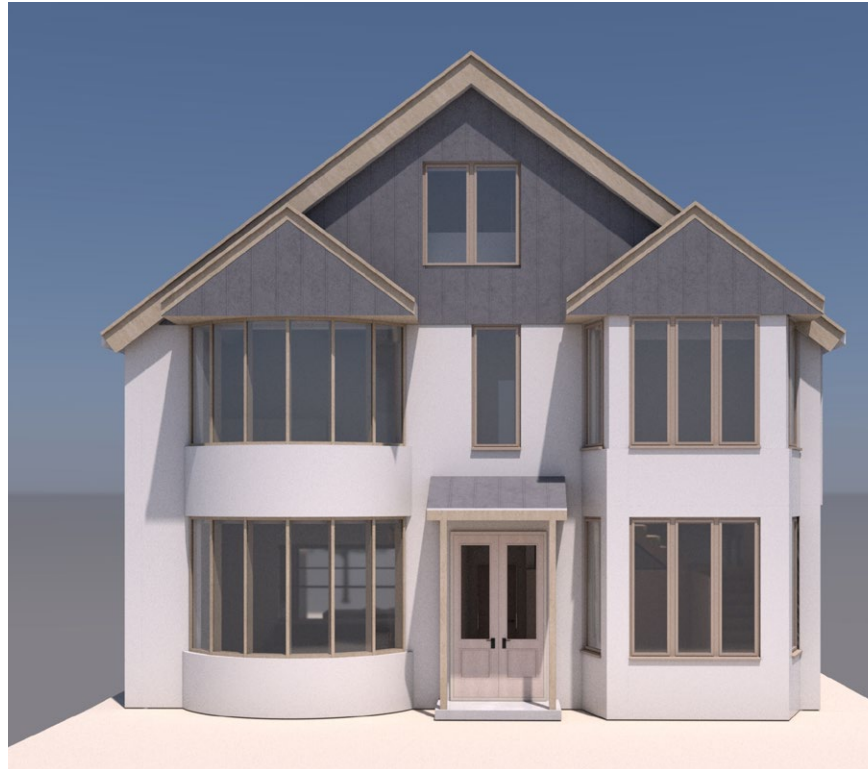
3.1 Front Elevation

Proposed Design Studies

The design development process considered a range of options for the treatment of the property, including variations in materiality, proportion and elevational composition, with the aim of achieving a balanced and contextually appropriate form of development that would enhance the visual quality of the site.

Particular regard was had to the site's immediate context, with the property positioned between two neighbouring buildings of distinct architectural styles, being Arts and Crafts and Mock Tudor in character. Initial iterations explored a more symmetrical front elevation; however, the scheme evolved in response to pre-application advice, which informed the reinstatement of the curved and rectilinear bay features.

The final proposal is therefore the result of an iterative and responsive design process, seeking to reconcile the varied architectural character of the streetscape through a coherent and well-resolved elevational



RENDERED TESTS Early facade investigations at pre-application stage.



RENDERED TESTS Facade elevation tests following receipt of pre-app feedback.

3.2 Front Elevation

Existing and Proposed Comparison

FRONT ELEVATION EXISTING (SOUTH)



FRONT ELEVATION PROPOSED (SOUTH)



We have produced a rendered elevation al view of the property as it stands in an attempt to try and break down the composition and understand what does not work with the current way in which it is constructed. You can see from the above elevations that:-

- 1) The present entrance portico is off centre and mixes classical columns with a mini pitched roof. Window A above it is similarly off centre from the facade.
- 2) The bay sizes vary in size and form. Bay A is wide and curved. Bay B is narrowed and angled. As a result all the window proportions and sash divisions vary significantly.
- 3) At the second floor level the windows in the upper gable are a very small (windows B and C). They don't match the proportions in the rest of the façade and let in very little light to a deep floor plate beyond.
- 4) The terracotta tiles are painted quite a dark grey. Given the volume of them across the façade, it darkens the appearance of the house significantly in the street.

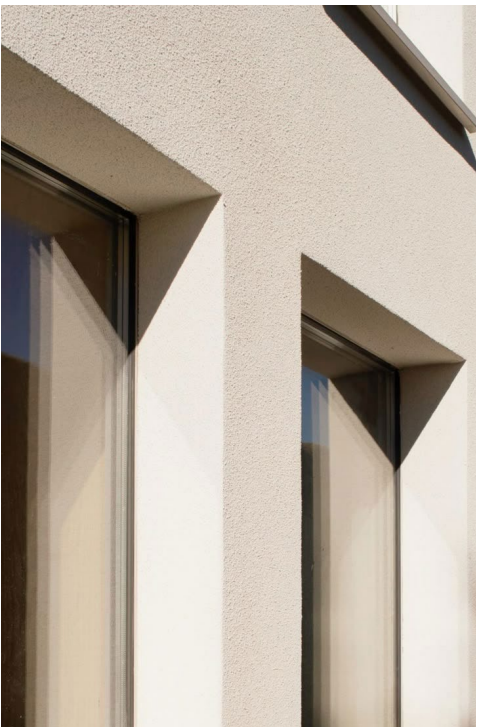
Our proposals seek to improve the elevation with the following proposed changes are as follows:

- 1) A new covered entrance porch is introduced to better frame the entrance, replacing the existing Ionic-columned porch, which is at odds with the Arts and Crafts character.
- 2) The curved bay window and rectilinear bay are retained to preserve the asymmetrical character of the surrounding context, while being overclad with insulation to significantly improve the house's thermal performance.
- 3) The newly insulated walls are overclad in Portland stone to reintroduce material richness, giving the façade a more grounded appearance and added texture.
- 4) The window arrangement is refined to create a more regular module across the elevation, with matching widths at upper and lower levels and slightly taller ground-floor windows to establish hierarchy.
- 5) A restrained palette of natural materials is proposed, including a light stone plinth, timber front door, light aluminium windows, and terracotta tiles

3.3 Front Elevation

Proposed Design & Materiality

The aim is to create a more balanced and cohesive composition that enhances the character of the property within its conservation area setting. Materials for this elevation will be of a high quality and carefully chosen to complement the surrounding context. The images below illustrate a our intended material approach, combining stone masonry and cast stone across the external elevations. This establishes a strong visual base, or plinth, that wraps around the property, grounding the façade and helping to maintain the white rendered surfaces as clean and bright. The front gable is finished in red terracotta tiles to retain the architectural character of the neighbourhood. We propose to play with the arrangement of these tiles in order to enhance the façade.



PROPOSED EXAMPLES A gable-end finished in terracotta roof tiles (left) and white render exterior (right)



RENDERED VIEW Our site model visualised in its proposed condition

4.0 Rear Elevation

Existing Condition

The rear elevation of No. 98 Vallance Road is currently defined by an irregular and top-heavy composition. A series of projections and additions contribute to a bulky and overbearing appearance. The cantilevered solarium at first-floor level is a dominant element. Beneath it, at ground-floor level, is a curved bay window.

The arrangement of windows lacks a clear and consistent order. This gives the elevation a sporadic and poorly proportioned appearance. The façade therefore required a full reconsideration.

The aim is to integrate the two extensions within a more coherent and balanced overall design, whilst making adjustments to the fenestration to create a sense of balance and order.



EXISTING PHOTOGRAPH The rear view of the house from the garden



RENDERED VIEW Our existing site model visualised in its existing condition

4.0 Rear Elevation

Proposed Design Studies

A range of design options was explored during the development of the proposal. This process tested different approaches to materiality, fenestration and proportion in order to assess a number of possible forms and functions for the rear elevation.

Particular care was taken to reduce the overall bulk and scale of the extension. Feedback received at pre-application stage identified the covered veranda element, shown as an arched façade in the two lower images to the right, as unacceptable. This was due to concerns relating to the overall sense of massing and the resulting loss of outlook from No. 100. In response, this feature has been omitted entirely from the proposed scheme.

A further area of design development focused on reinstating more of the original massing of the house. This has been achieved by reinforcing the gable form through the addition of a second-floor extension and by removing the lower bay and solarium. Consideration was also given to alternative first-floor fenestration arrangements, with the aim of creating openings that read more as punched windows and less as continuous curtain walling.

The rear elevation has been designed using a contemporary architectural language. This allows the extension to be understood as a sensitive yet clearly legible addition to the existing building. The design approach also acknowledges the continued importance of the rear garden. This remains a key component of the site and contributes positively to the character of the surrounding interwar historic setting.

A variety of materials was explored as part of the design process, including timber and metal cladding, in order to assess how these would sit within the surrounding townscape and alongside neighbouring dwellings. The glazing composition of the rear elevation was also carefully considered. This plays an important role in the overall appearance of the façade and in shaping the relationship between the internal spaces and the garden. In turn, it supports a greater sense of openness and flexibility between inside and outside



RENDERED TESTS Early facade investigations at pre-application stage.

4.0 Rear Elevation

Existing and Proposed Comparison

REAR ELEVATION EXISTING (NORTH)



REAR ELEVATION PROPOSED (NORTH)



The existing façade does not appear to have any real overarching ordering diagram. We have dropped some centreline and alignment lines over the 2D elevation above and it is evident from this that there is little to no process by which the fenestration pattern has been determined. As a result we are left with:-

- 1) No common window sizes
- 2) Bulky overhanging first floor spaces which much have been added at a later period
- 3) A lack of quality materials used throughout

The proposed extensions help to reposition the volumes, allowing the building to stack more naturally. Smaller forms resting on larger, more solid masses below. The key changes to the revised facade are:-

- 1) The new rear façade attempts to remove the unsatisfactory additions of the previous years and replace them with new balanced contemporary additions. As such the upper level solarium has been removed as has the off-centre bay window beneath.
- 2) The original L shaped rear form of the house has been enhanced, by extending out the first floor gable. The glazing in this area has been reset to respond to the centreline of the gable.
- 3) The façade has a new horizontal 'order' instituted by the Portland stone plinth. The house no longer feels top heavy, and instead has layering to it that gives it solidity.
- 4) There is some common proportioning of the windows that can be read through the façade both vertically and horizontally.

4.0 Rear Perspective

Proposed Rear Facade

The final design proposal, shown fully rendered on this page, has been developed to remain respectful of the existing building and its surrounding context, whilst introducing a contemporary architectural language of high quality.

The ground-floor extension is expressed through a combination of light-toned stone masonry and crittal-framed openings, resulting in a warm and natural material character. The Portland stone plinth is introduced at the base of the extension to provide visual weight and to ground the composition.

Taken as a whole, the proposed alterations are considered to deliver a significant architectural enhancement to the property. They also address a number of existing internal deficiencies, particularly in relation to the building's suitability for contemporary patterns of occupation and modern family living



PROPOSED EXAMPLES Contemporary approaches to materiality using traditional materials



RENDERED VIEW Our site model visualised in its proposed condition

5.0 Daylight/Sunlight Analysis

45/25 BRE Degree Rule

One of the key points raised in the pre-application feedback was the need to assess the rear extensions against the BRE 45/25 degree rules. This page, together with the following page, sets out the tests we have undertaken to evaluate the impact on daylight to the two neighbouring properties at No. 96 and No. 100 Valance Road.

As part of this assessment, we have considered the windows at ground-floor level that are closest to the proposed development. These windows are identified on the supporting drawings (Window A,B,C etc). For clarity, we have assessed both the proposed and the existing conditions, as the unique nature of the site creates a number of particular circumstances that need to be taken into account.

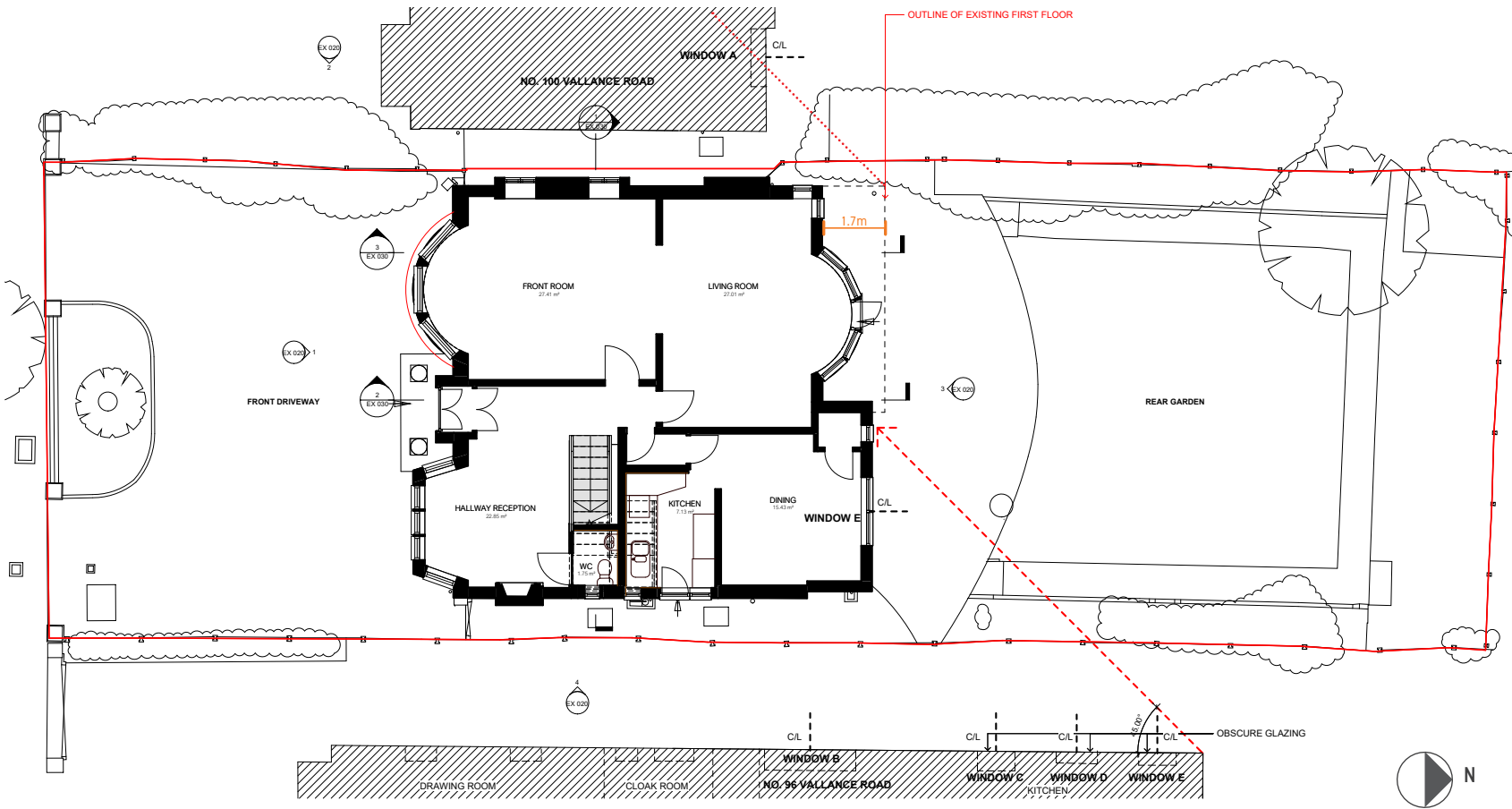
Looking first at the existing condition, shown on the plans to the right, there are some important points to note:-

A] On the western boundary with No. 100, although the ground-floor extension measures 3.5 metres from the corner of the existing rear wall, this does not take into account the cantilevered first-floor solarium, which projects a further 1.7 metres at high level. This means that, while the proposed ground-floor extension does have an impact on Window A, there is already a significant existing impact on this window as a result of the first-floor extension above. In other words, the proposed extension is not being assessed against a simple flat façade, because the current three-dimensional relationship is already materially different.

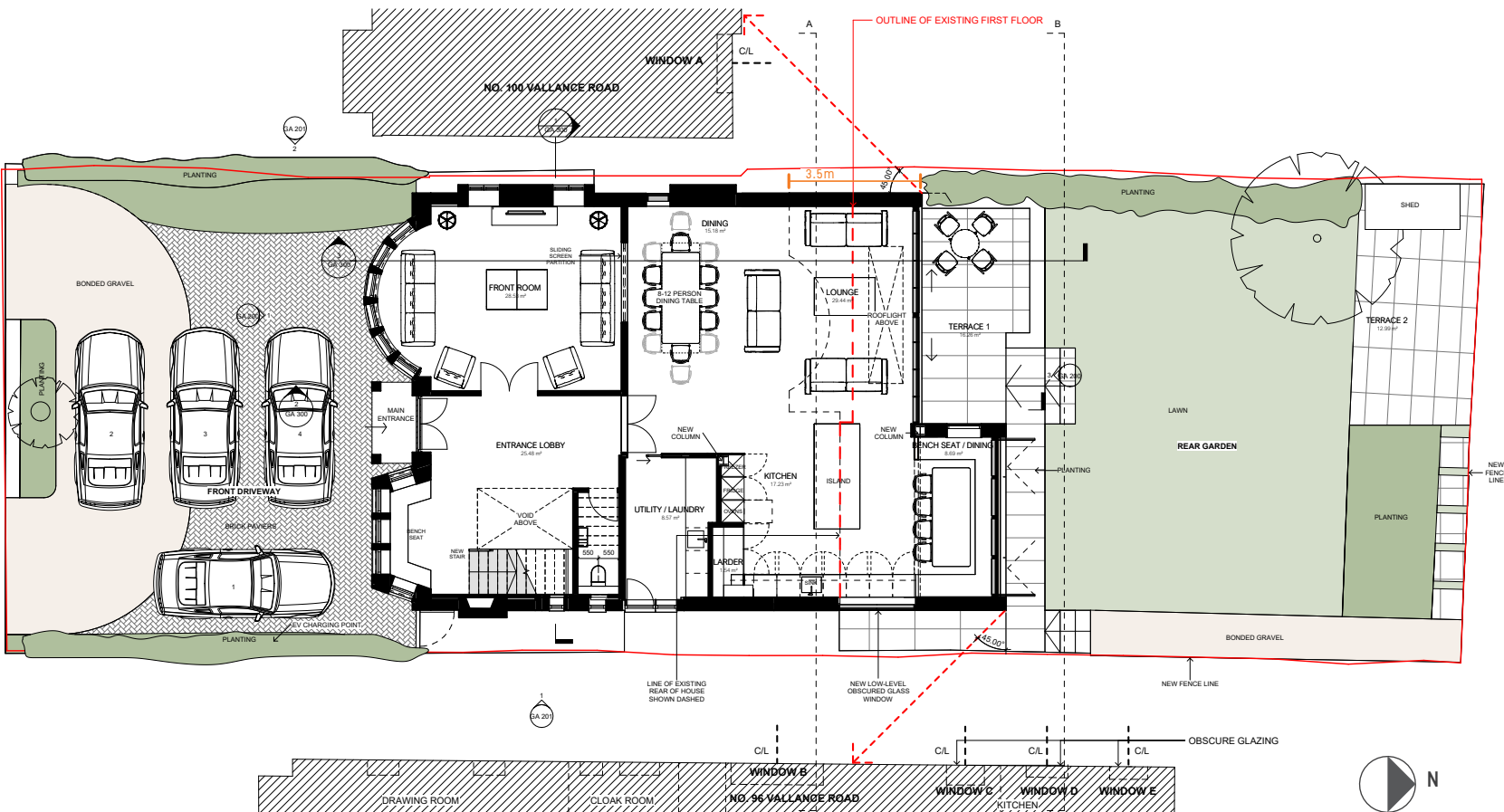
B] The two-storey rear extension at No. 96 was granted permission despite causing a significant infringement to ground-floor Window E of our client's property at No. 98. This impact is also illustrated on the existing plan drawing. The point we wish to make is that, where there is already a clear precedent for an extension of this scale that departs from current BRE 45 degree rule guidance, it is reasonable to assume that similar flexibility may also be applied in the assessment of this proposal.

C]The 45 degree rule applied to the proposed layout shows an infringement on the centreline of Window A of No 100 on western boundary. Whilst there is an impact in plan, there is no impact in elevation from the ground floor extension as can be seen on the drawing over the page.

EXISTING PLAN 45 degree rule showing as drawn from the extension at No 96

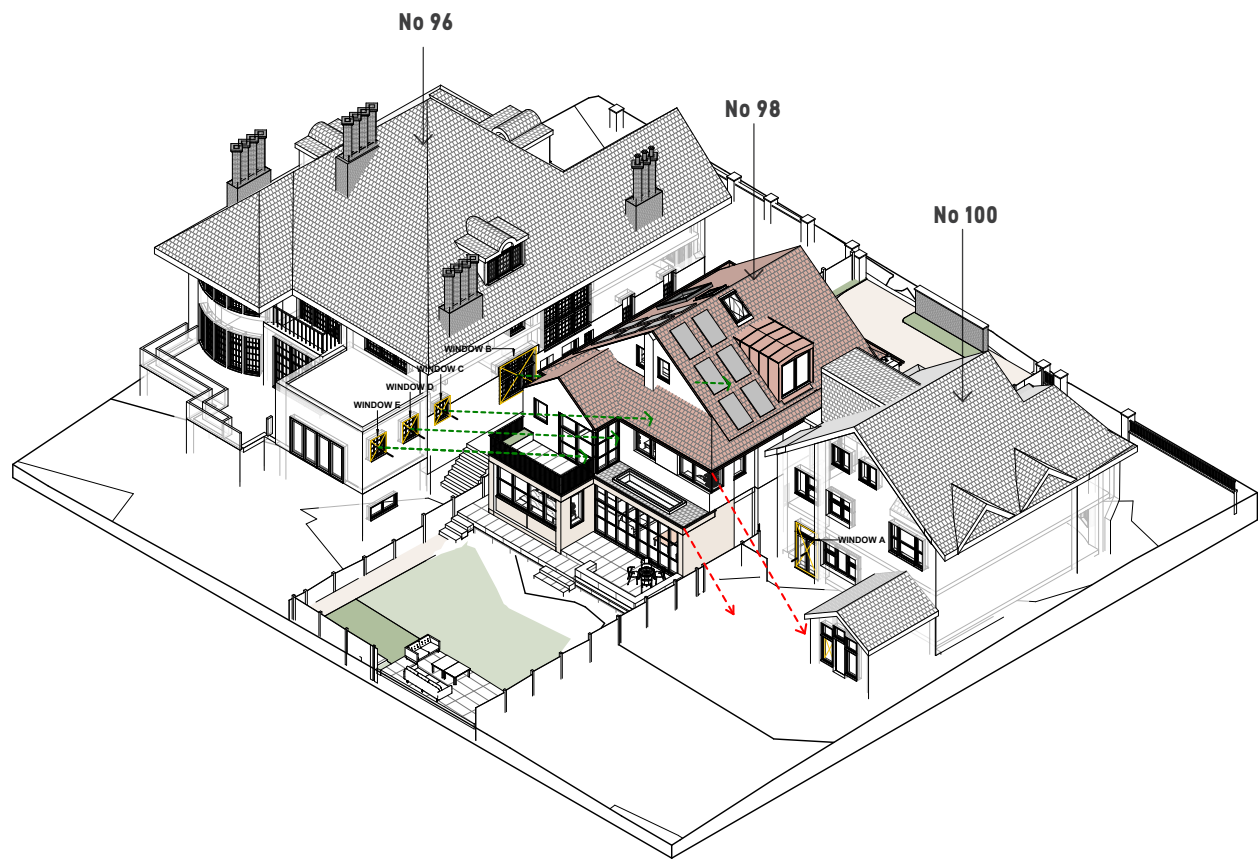


PROPOSED PLAN 45 degree rule showing extending from the extensions at No 98



5.0 Daylight/Sunlight Analysis

45/25 BRE Degree Rule

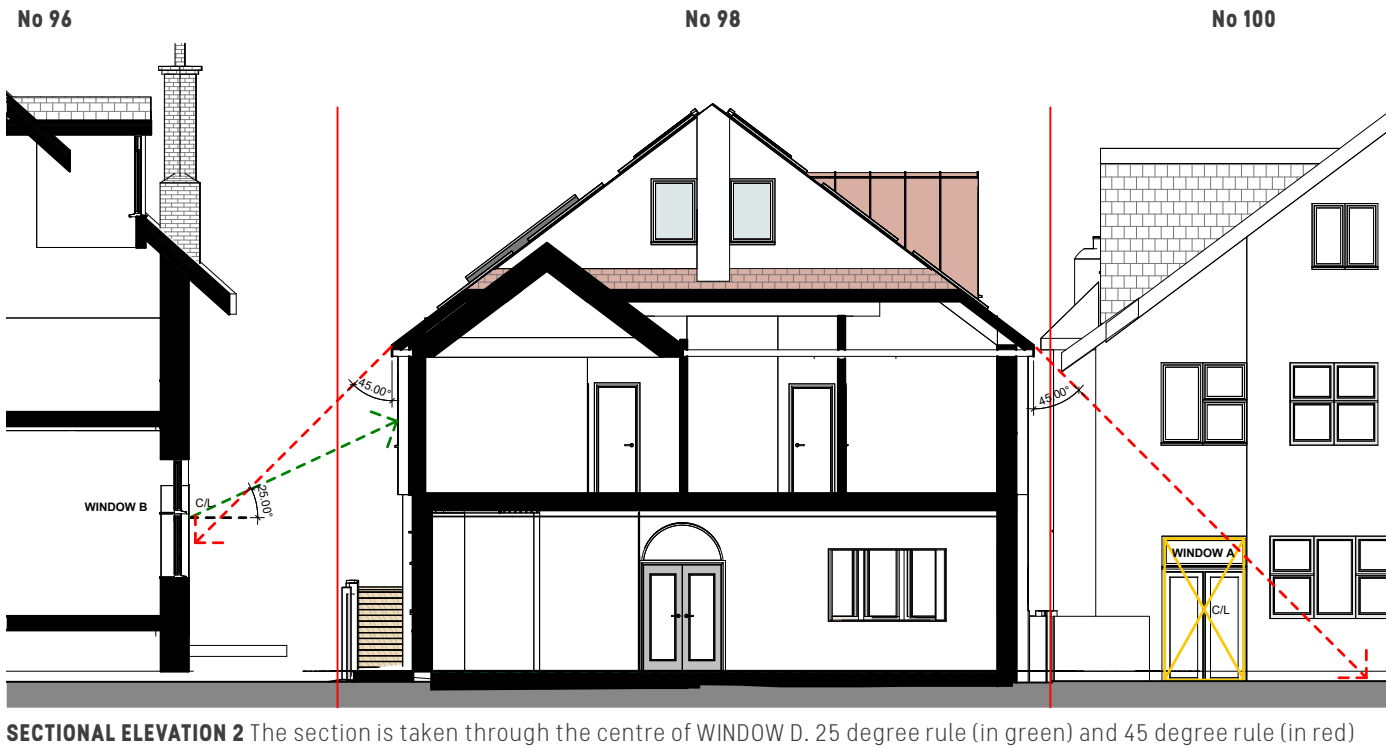
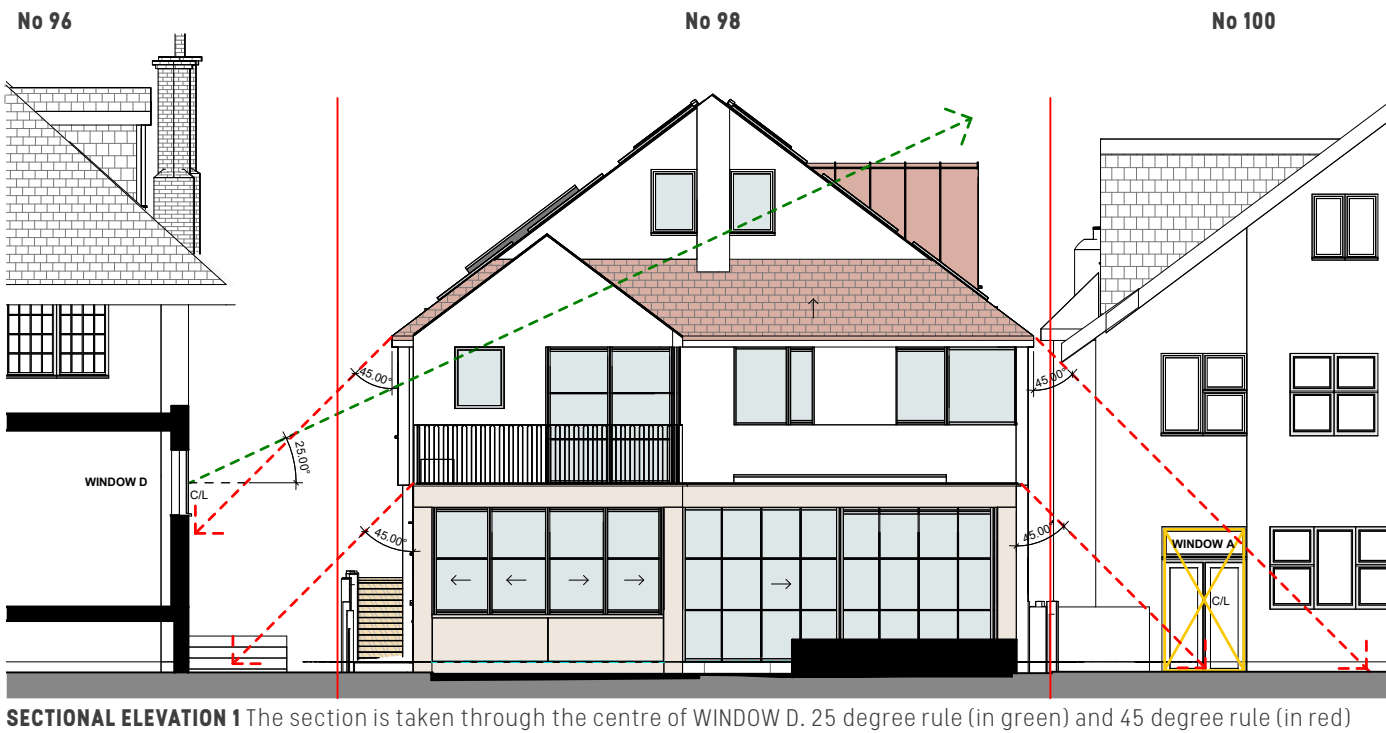


3D MODEL This has been accurately built up using survey information and planning drawings for No 96

No 100
 Window A- Is not impacted in elevation but is impacted in plan. There is already an existing impact in elevation as a result of the existing first floor cantilever.
 No other windows are affected by the ground floor extension

No 96
 Window B- Is impacted in elevation by the 25 degree rule. However this window was already impacted in elevation by the current built form, as can be seen by the red 45 degree line shown on Section Elevation 2 (below right).
 Window C- Is not affected in plan or elevation and the 25 degree rule is exceeded, even including the balustrade.
 Window D- Is not affected in plan or elevation (and is also obscured glazing)
 Window E- Is not affected in plan or elevation (and is also obscured glazing)

Therefore in conclusion we feel there is extremely minor impact on both neighbours. Each house has one window with minor impact habitable rooms, but in both cases the existing condition does not presently pass the BRE guidelines. Given the extent of rear extension that has already been permitted for No 96, I think the impact is negligible.



6.0 Conclusions

In Summary

The proposed development at 98 Vallance Road has been carefully revised through the pre-application process to produce a design that is more responsive to the character of the Vallance Road Conservation Area, while also delivering a clear improvement to the quality, usability and appearance of the existing dwelling. The scheme has evolved from the earlier concept in direct response to officer feedback and now presents a more contextual and balanced architectural solution.

In townscape terms, the revised front elevation moves away from the formal symmetry identified by officers as uncharacteristic of the conservation area and instead adopts a composition that more closely reflects the asymmetry, gabled form, lower-eaves character and square bay language associated with the surrounding interwar and Arts and Crafts influenced houses. The frontage is therefore more informal and

visually grounded, allowing the building to sit more comfortably within the street scene and alongside its neighbours. The proposed material palette further supports a high-quality contemporary interpretation of local character rather than a pastiche approach. We have also introduced more planting to the front driveway whilst not reducing the number of off street parking spaces provided.

At the rear, the application retains the contemporary design approach that officers accepted in principle, but resolves the additions so that they read as subordinate and better related to the host building. The proposed form establishes a clearer hierarchy of built elements and a more coherent relationship with neighbouring properties, helping the house sit more comfortably within its plot and within the wider pattern of development along Vallance Road.

The proposal also responds to the council's concerns regarding amenity. Obscured glazing, privacy screening and the submitted daylight/sunlight material demonstrate that the design has been developed not only to improve accommodation for future occupiers, but also to safeguard the privacy, outlook and living conditions of adjoining residents.

Overall, we hope our proposal is a thoughtful, high-quality and policy-responsive design. It preserves the character and appearance of the conservation area, delivers an appropriate contemporary rear addition, and secures a marked improvement in the architectural quality and long-term use of the property.



RENDERED VIEW Perspective of the front of the House



RENDERED VIEW Perspective of the rear of the House