

Design & Access Statement

This supporting document has been prepared in relation to a Householder Planning Application for alterations to the existing detached single-storey garage at 55 Vallance Road, N22 7UF.

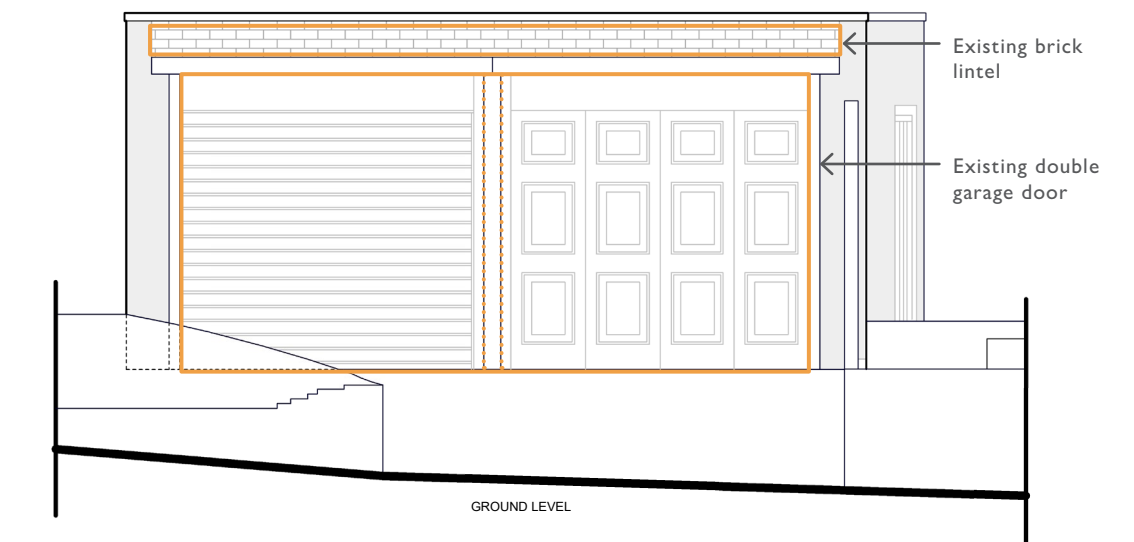
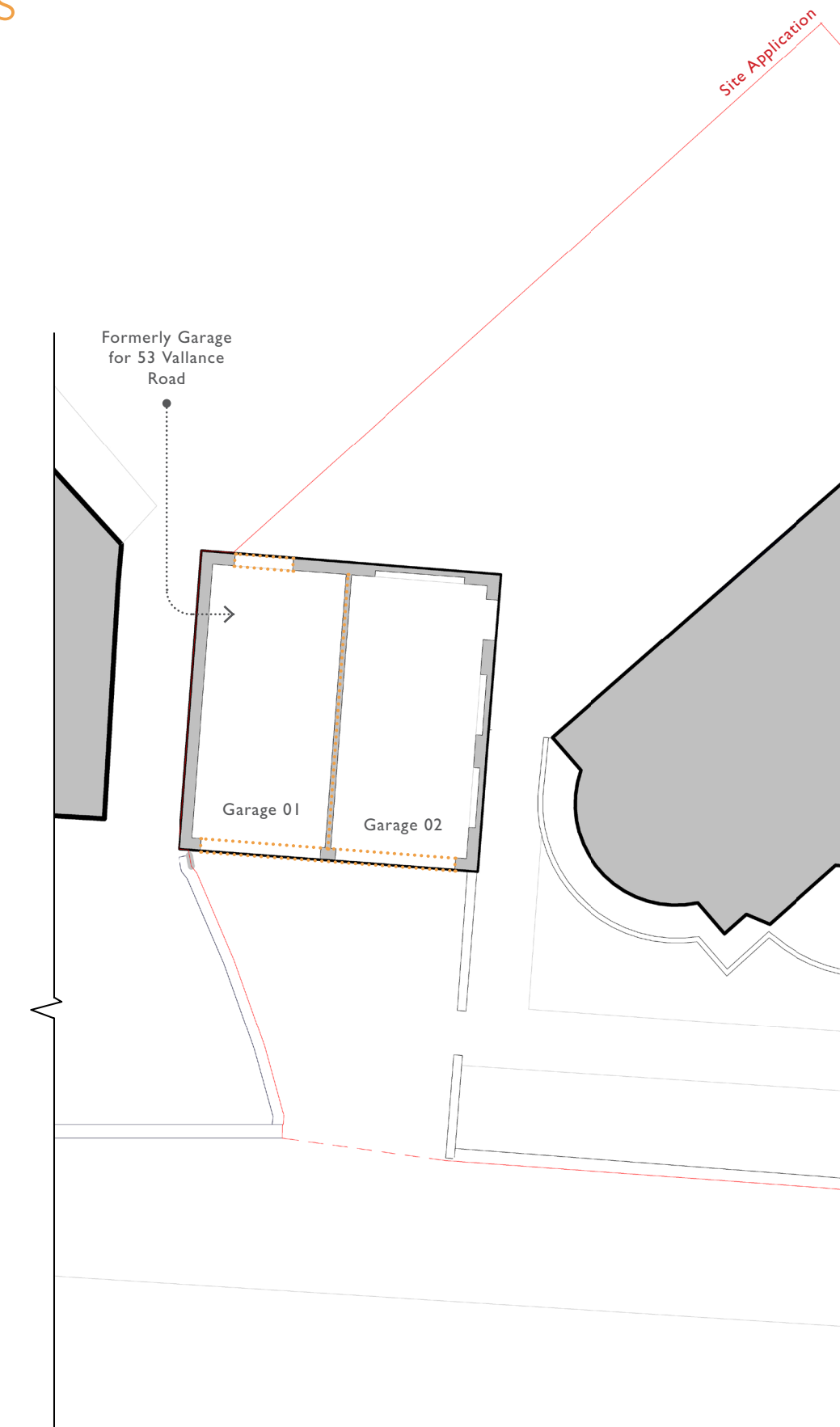
The proposal follows pre-application advice (ref. PRE/2025/0168), which considered the full dismantling and reconstruction of the garage building. This current application supersedes that scheme, instead proposing the retention of the existing structure, alongside a series of proportionate and sensitive alterations to its form and appearance. The primary aim of the application is to combine two existing garage units into a single, larger garage.

To facilitate this, the works include the removal of the internal structural wall and the replacement of the two existing white garage doors with a single, larger black door. The proposed door incorporates four windows to provide natural light into the internal space.

Further alterations include the removal and infilling of a rear window and the introduction of a new rooflight. In association with the installation of the rooflight, the existing shallow mono-pitched roof is to be replaced with a flat roof.

Additional minor works include the replacement of an existing flank elevation opaque door with a glazed door, together with the re-rendering of the front, side, and rear elevations in white to match the existing. As part of these works, the existing damaged brick lintel to the front elevation, will be subject to localised repair and replacement where necessary. This element will subsequently be rendered over to ensure a consistent and unified external finish.

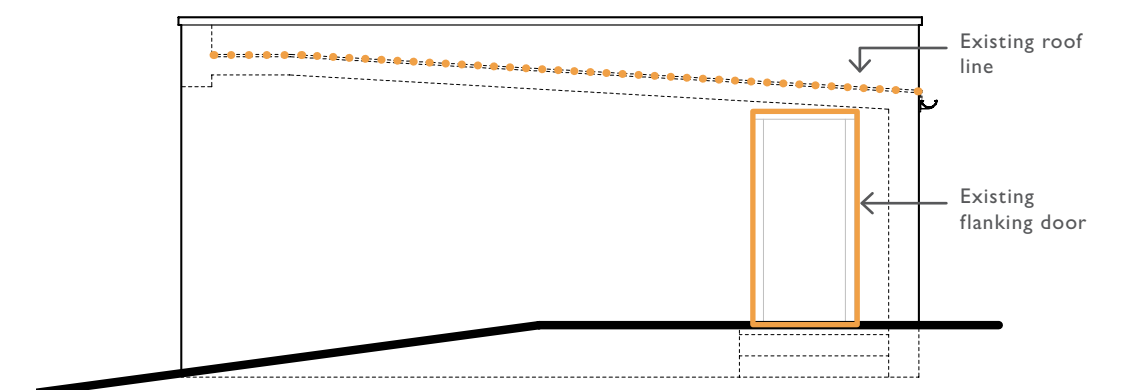
Existing Site Plan



Existing Front Elevation



Existing Rear Elevation

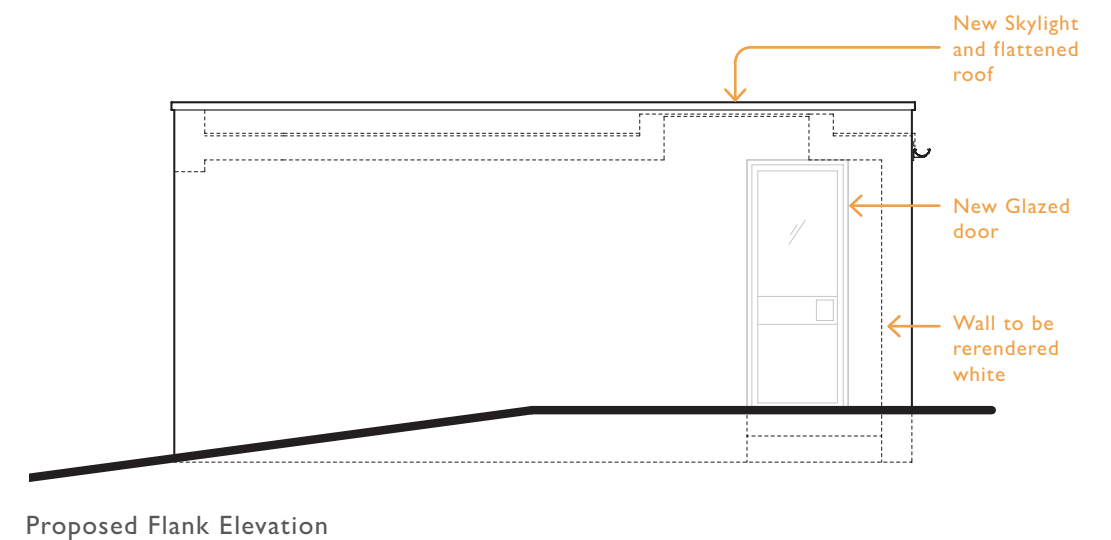
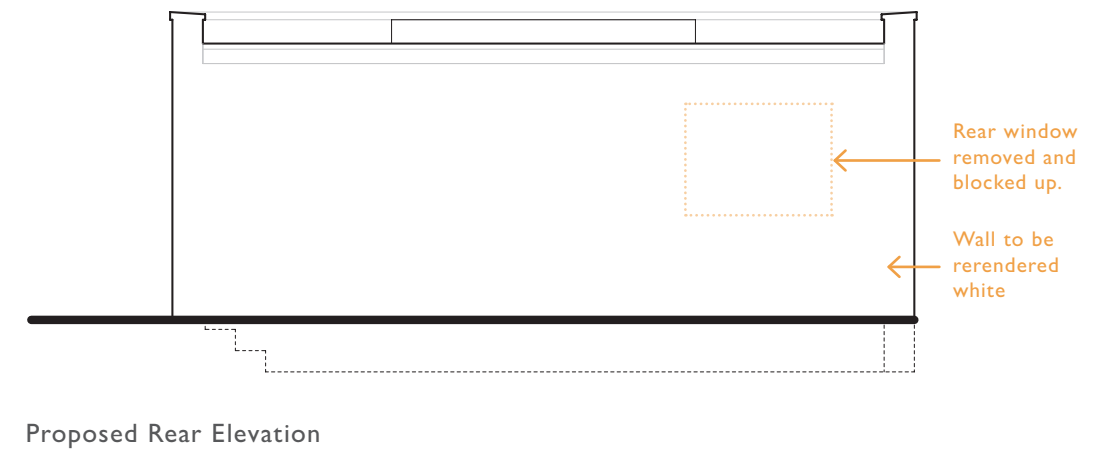
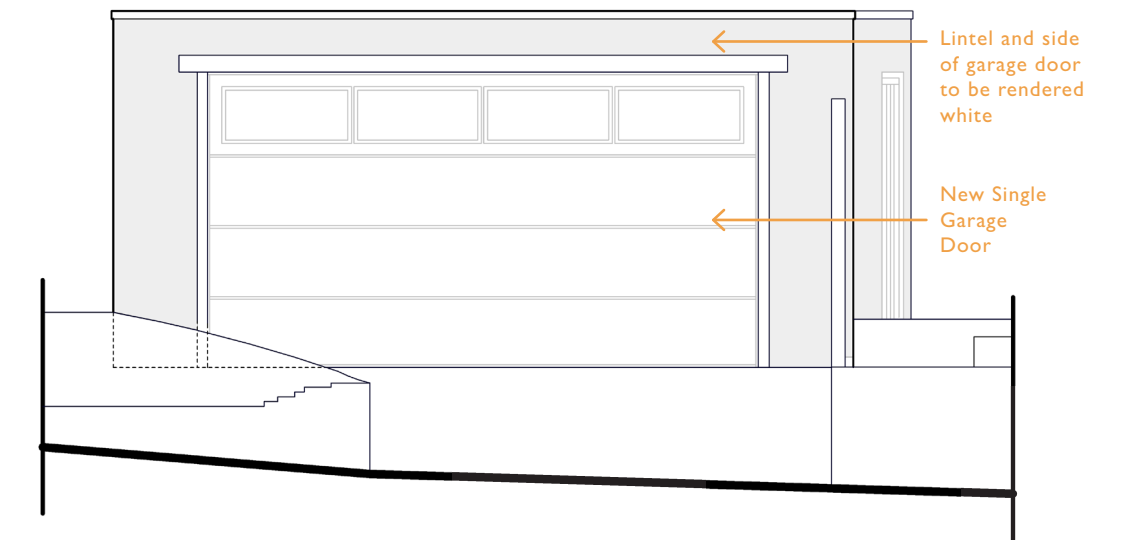
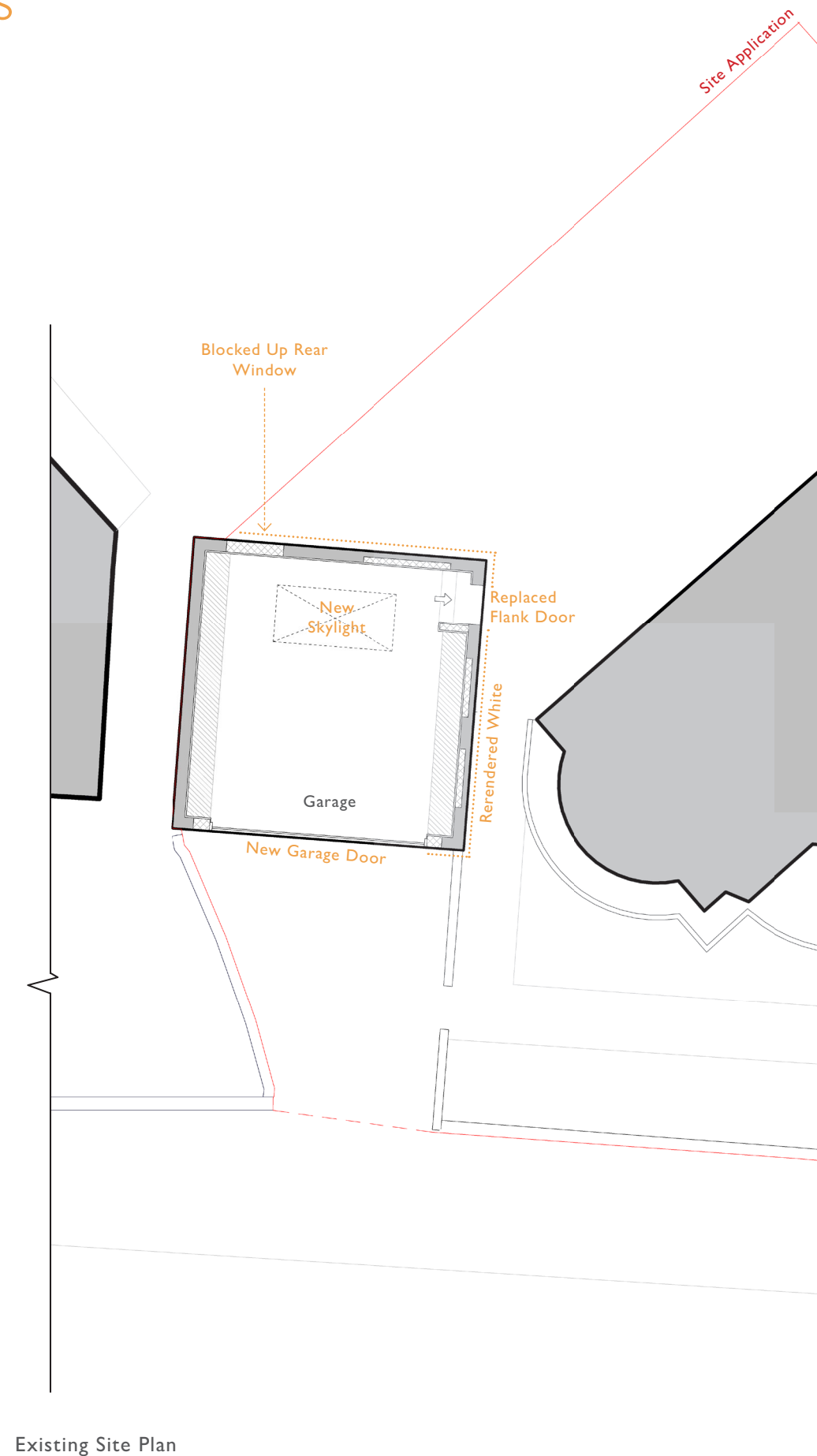


Existing Flank Elevation

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Overall, the proposed works seek to rationalise and improve the functionality and appearance of the garage, while retaining much of the existing structure. The design approach is considered to be modest and sympathetic, resulting in a more coherent and visually integrated building that better relates to both the host property and the wider character of the conservation area.

Visualisations of the existing and proposed garage front elevation has been provided alongside photography of the site on the following pages.



Planning Visuals



Visualisation of Existing Garage Front Elevation



Visualisation of Proposed Garage Front Elevation



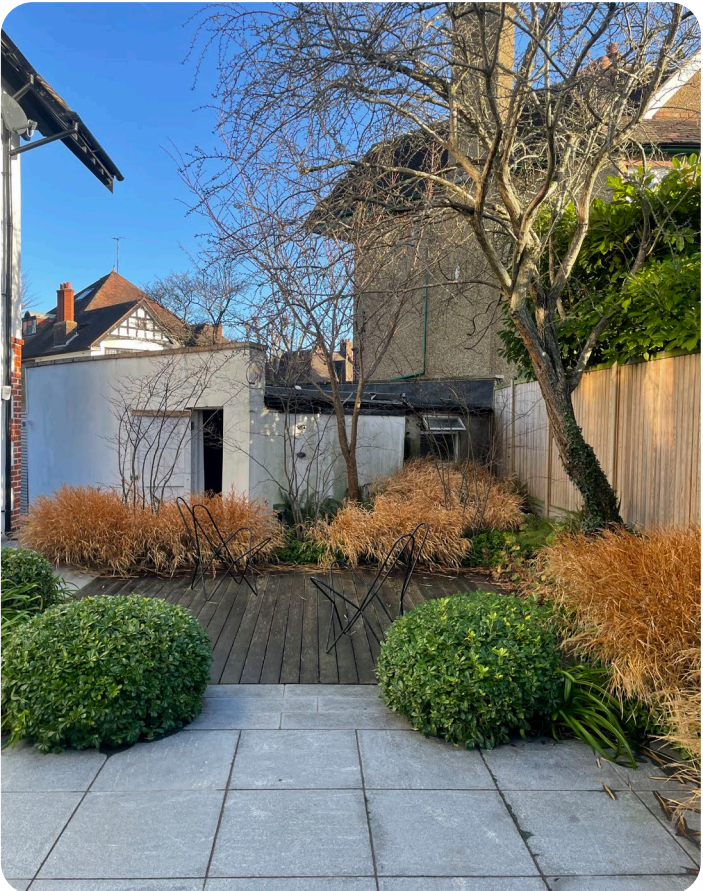
Photographs of the Garage at 55 Vallance Road



Garage Front Elevation



Garage Front Elevation (Close-Up)



Garage Rear & Flank Elevation

Heritage Statement

55 Vallance Road is located to the east of Alexandra Palace Station within the Vallance Road Conservation Area, designated by Haringey Council on 10 November 2008. There is currently no adopted conservation area appraisal. The property is not a listed building.

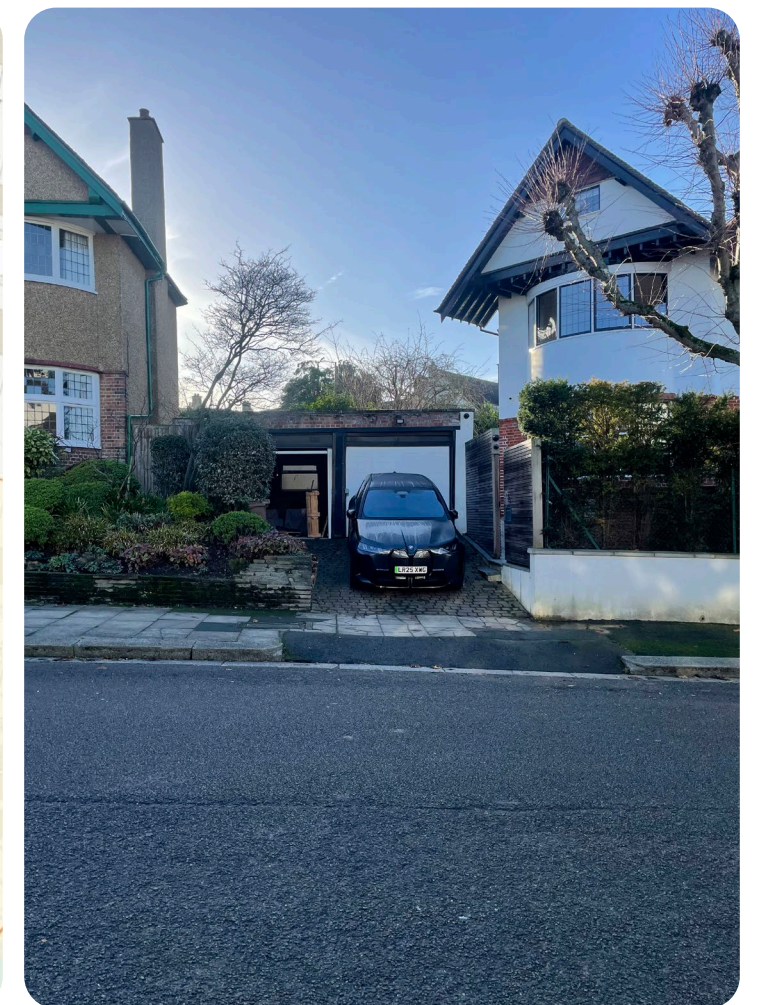
The site forms part of a street characterised by detached single-family dwellings along Vallance Road. These properties typically feature a combination of red brickwork and white render. The principal dwelling at 55 Vallance Road follows this pattern, with brickwork at ground floor level and white render above, complemented by black timber roof detailing.

Garages on properties along Vallance road vary in appearance, style, materials, and colour and therefore does not provide a unified appearance to garages within the street scene. Along the south side of Vallance road, no. 51, formerly 53, and 55 Vallance road, are served with detached single-storey garages, generally reflecting the material palette of their associated dwellings. The existing garage at 55 Vallance road incorporates white garage doors, black timber frames, white rendered flanks, and a brick lintel.

The proposed development seeks to simplify and rationalise the appearance of the garage in a manner consistent with the host dwelling. This is achieved through a reduction in the material palette and the introduction of a single, larger black door, resulting in a more discreet structure that better integrates with the character of the surrounding street scene.



Extract of Southwark Council's Southwark Map



External Photograph of 55 Vallance Road