

DESIGN, ACCESS AND HERITAGE STATEMENT

Planning Application

21 Vallance Road, London N22 7UD

Proposed Development

- Demolition of existing garage including roof terrace and railings and erection of replacement garage building.
- Demolition of existing front boundary wall and erection of new boundary wall and gate.
- Hip-to-gable roof extension and loft conversion incorporating two side dormers.
- Associated roof alterations including rooflights.
- Re-landscaping of the front garden whilst retaining the existing dropped kerb and off-street parking.
- Re-roofing of the existing rear extension and formation of parapet detail.
- Associated external alterations and landscaping works.

1. Introduction

This Design, Access and Heritage Statement has been prepared in support of a planning application for alterations and extensions to 21 Vallance Road, London N22 7UD.

The proposals seek to improve and modernise the property whilst preserving and enhancing the character and appearance of the Vallance Road Conservation Area. The scheme provides additional accommodation through the conversion of the roof space, replacement of an existing garage structure, improvements to the front boundary treatment and landscaping, and a number of associated alterations designed to improve the appearance and functionality of the site.

The proposals have evolved through pre-application discussions with the London Borough of Haringey and have been amended in response to comments received from planning and conservation officers.

Pre-Application Reference: PRE/2025/0342.

The development has been designed to preserve and enhance the character and appearance of the conservation area whilst providing high quality accommodation suitable for modern family living.

2. Site and Surroundings

The application site comprises a semi-detached dwelling located on the northern side of Vallance Road within the Vallance Road Conservation Area.

The surrounding area is characterised by attractive late Victorian and Edwardian residential properties displaying consistent architectural forms, traditional materials and strong streetscape character. Buildings are predominantly constructed in red brick with pitched roofs, decorative detailing and traditional front boundary treatments.

The property occupies a prominent corner position and includes an existing detached garage structure located to the side of the dwelling. The garage currently incorporates a roof terrace and railings which are visually prominent when viewed from the public realm.

Front gardens, boundary walls and mature planting contribute positively to the character of the conservation area and provide an attractive transition between the public realm and private residential properties.

The area has evolved over time through carefully designed extensions and alterations. In particular, roof extensions and loft conversions have become a common feature within this section of Vallance Road.

A survey of the immediate streetscape identified that five of the seven properties between Nos. 9 and 21 Vallance Road have already been altered through the addition of rear dormers and hip-to-gable roof extensions similar in form and scale to those proposed as part of this application.

The proposed development therefore follows an established pattern of domestic extension within the immediate vicinity.

3. Planning History and Pre-Application Discussions

The proposals have been informed by discussions with the London Borough of Haringey through the formal pre-application process.

Pre-Application Reference: PRE/2025/0342.

The submitted design has been refined in response to comments received from planning and conservation officers. In particular, the following design principles were established through the pre-application process:

- Dormers should incorporate chamfered side elevations to reduce perceived bulk.
- Dormers should be set below the existing ridge line.
- Dormer roof slopes should follow the pitch of the principal roof.
- Materials should closely match the existing roof.
- Boundary treatments and side access arrangements should be improved and integrated into the overall design.

The submitted proposals reflect these principles and represent a direct response to officer feedback.

4. Heritage Significance

The significance of the Vallance Road Conservation Area derives primarily from its cohesive residential character and the consistent architectural language of its historic housing stock.

Important characteristics include:

- Traditional red brick construction.

- Pitched slate and tiled roofs.
- Consistent building lines and plot arrangements.
- Traditional boundary walls and front gardens.
- Mature planting and landscaping.
- A predominantly domestic scale and appearance.

Whilst the conservation area retains its historic character, it has continued to evolve through the introduction of sensitively designed extensions and alterations.

The widespread presence of loft conversions, hip-to-gable extensions and dormers within the immediate streetscape demonstrates that carefully designed roof alterations can be successfully accommodated without harming the significance of the conservation area.

The proposals have therefore been designed to sit comfortably within this established pattern of development whilst respecting the character and appearance of the host property.

5. Design Principles

The design approach has been guided by the following principles:

- Preserve and enhance the character and appearance of the conservation area.
- Respect the architectural character of the host dwelling.
- Use traditional materials and detailing.
- Improve the appearance of existing structures and boundary treatments.
- Minimise visual impact from the public realm.
- Provide additional accommodation in a sensitive manner.
- Maintain neighbouring amenity.
- Deliver a coherent and high-quality design solution.

The proposals have been designed as a coordinated package of improvements rather than a collection of individual additions.

6. Loft Conversion and Roof Alterations

The proposal includes a hip-to-gable roof extension together with two side dormers to facilitate the conversion of the existing loft space.

The dormers have been carefully designed in accordance with advice received during the pre-application process.

The dormers incorporate chamfered side elevations which reduce their visual mass and soften their appearance when viewed from surrounding properties and the public realm.

Both dormers are set below the existing ridge line and remain subordinate to the principal roof. The roof slopes of the dormers follow the pitch of the existing roof, helping them integrate into the overall roof form.

The dormers will be clad in roof tiles to match the existing dwelling, ensuring consistency of materials and appearance.

The roof alterations include:

- Two conservation-style rooflights positioned on the front roof slope, one on either side of the ridge.
- One rooflight serving the stair enclosure within the south dormer.
- One obscure-glazed side-facing window within the north dormer serving a bathroom.
- Three rooflights within the flat roof section of each dormer.

These openings provide natural light and ventilation whilst maintaining a discreet appearance.

The proposed roof alterations are considered entirely consistent with the established pattern of development within this section of Vallance Road and preserve the character of both the host building and the conservation area.

7. Replacement Garage Building

The existing garage, roof terrace and associated railings are proposed to be demolished and replaced with a new garage building.

The existing roof terrace and railings are visually intrusive and do not positively contribute to the character of the conservation area.

The replacement structure has been designed as a modest one-and-a-half-storey building with a traditional pitched roof form.

The design incorporates:

- Traditional garage door.
- Timber first-floor window.
- Four conservation-style rooflights.
- Red brickwork selected to complement local architectural character.
- Window and garage door colours coordinated with the main house.
- A pitched roof reflecting traditional outbuilding forms found throughout the area.

The first-floor window incorporates a fixed lower pane with opening top lights only. This arrangement allows natural ventilation while avoiding the need for external guarding or railings.

Internally the building provides:

Ground Floor:

- Garage.
- Shower room.
- Spiral staircase.

First Floor:

- Ancillary accommodation.

At the rear, a small balcony is proposed at first-floor level together with French doors at ground-floor level opening onto the courtyard.

The balcony is modest in scale and carefully positioned to avoid harmful overlooking.

Overall, the replacement garage represents a significant improvement on the existing structure and provides a more appropriate and attractive contribution to the conservation area.

8. Boundary Treatments and Landscaping

The proposal includes demolition of the existing front boundary wall and its replacement with a new wall and gate.

The new boundary treatment has been designed to reinforce the traditional character of the property and improve the quality of the streetscape.

A new side gate is proposed between the main house and the replacement garage. As discussed during the pre-application process, this gate will be integrated into a brick wall connected directly to the side of the house, creating a stronger and more coherent frontage.

The front garden will be comprehensively re-landscaped.

The existing dropped kerb and off-street parking provision will be retained.

The landscaping scheme will introduce high-quality planting and improved hard landscaping whilst maintaining the practical requirements of the site.

These works will enhance the setting of the property and make a positive contribution to the character and appearance of the conservation area.

9. Garden Wall Structure

The existing wall located to the right of the garage is proposed to be replaced with a single-storey flat-roofed structure incorporating a rooflight.

The structure has been deliberately designed to read as a continuation of the garden wall when viewed from the street.

Its modest scale, simple appearance and low height ensure that it remains visually subordinate and does not detract from the character of the conservation area.

The rooflight provides natural daylight whilst maintaining the simple appearance of the structure.

10. Rear Extension Roof Alterations

The existing rear extension roof will be re-roofed and provided with a parapet detail.

The alteration results in a very modest increase in height of approximately 200mm.

The purpose of the alteration is to improve the detailing, weatherproofing and appearance of the extension rather than materially increase its scale or massing.

Due to its limited height increase and rearward location, the proposal will have negligible impact upon the character and appearance of the conservation area.

11. Neighbouring Amenity

The proposals have been designed to protect the amenity of neighbouring occupiers.

The north dormer side window serving the bathroom will be obscure glazed.

A new side-facing window overlooking the courtyard is proposed within the main house. The neighbouring property does not contain corresponding side-facing windows and therefore no harmful overlooking will occur.

The proposed balcony associated with the replacement garage is modest in scale and orientation and will not result in unacceptable overlooking or loss of privacy.

The proposals will not result in any significant loss of daylight, sunlight, outlook or privacy to neighbouring properties.

12. Access

Existing pedestrian and vehicular access arrangements will be retained.

The existing dropped kerb will remain and off-street parking provision will continue to be available.

The proposed boundary treatment provides clear and secure access to the property whilst improving the overall appearance of the frontage.

The development does not adversely affect accessibility for existing or future occupants.

13. Planning Policy Context

The proposals have been developed having regard to the following planning policy framework.

National Planning Policy Framework (NPPF)

Particular regard has been given to:

- Chapter 12 – Achieving Well-Designed Places.
- Chapter 16 – Conserving and Enhancing the Historic Environment.

The proposals represent high quality contextual design that responds positively to local character whilst preserving the significance of the conservation area.

London Plan (2021)

The proposals accord with:

- Policy D3 – Optimising Site Capacity Through the Design-Led Approach.
- Policy D4 – Delivering Good Design.
- Policy HC1 – Heritage Conservation and Growth.

Haringey Local Plan

The proposals accord with policies relating to:

- High quality design.
- Residential extensions.
- Heritage conservation.
- Conservation area protection.
- Protection of residential amenity.
- Landscape and townscape enhancement.

14. Heritage Assessment and Conclusion

Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires special attention to be paid to the desirability of preserving or enhancing the character and appearance of conservation areas.

The proposed development has been carefully designed to satisfy this statutory duty.

The scheme removes visually intrusive elements including the existing roof terrace and railings and replaces them with a high-quality traditional garage building that better reflects the character of the area.

The proposed dormers have been designed in accordance with conservation officer feedback and are subordinate in form, scale and appearance. Their use of matching materials, chamfered sides and set-down ridge positions ensure that they integrate successfully into the roofscape.

The replacement boundary wall, integrated side gate and improved landscaping will enhance the appearance of the property and strengthen its contribution to the streetscene.

Importantly, five of the seven properties between Nos. 9 and 21 Vallance Road already incorporate comparable dormers and hip-to-gable roof extensions. The proposed roof alterations therefore follow an established and accepted pattern of development within this part of the conservation area.

Taken as a whole, the proposals are considered to preserve and enhance the character and appearance of the Vallance Road Conservation Area.

The development accords with national, regional and local planning policy and planning permission is respectfully sought.