

5 VALLANCE ROAD

HERITAGE STATEMENT REV01

INTRODUCTION

This statement has been prepared to support the submission of a planning application to Haringey Council.

The proposal can be summarised as the following:

- Replacement of the uPVC conservatory glazing with high quality aluminium windows and doors.
- Replacement of the uPVC conservatory glazed pitched roof with an insulated flat roof.
- 1no. New window opening at ground floor level.
- Removal of brickwork nibs at ground floor openings. Replacement of uPVC windows and doors with high quality aluminium windows and doors.

We seek the Council's view on the acceptability of the proposed scheme and its compliance with the development plan and all other material considerations. This includes national planning policy and guidance contained within the National Planning Policy Framework (NPPF) and National Planning Policy Guidance (NPPG), the London Plan, and the Haringey Local Plan (including the Strategic Policies and the Development Management DPD).

In the absence of a specific conservation area guidance document, we have relied on a design-led approach to ensure the proposal is in keeping with the dwelling's existing architectural character.

Furthermore, in accordance with the statutory duty set out in Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, we have considered the impact of these proposals on the Conservation Area. We believe the scheme will preserve and enhance the character and appearance of the Conservation Area by removing low-quality, unsympathetic modern additions and replacing them with high-quality materials that respect the traditional architectural fabric of the dwelling.

This document is to be read in conjunction with the accompanying drawings submitted, should any error or omission be noted please contact Hayden Thomas.

VALLANCE ROAD - CONSERVATION AREA

The property is a three storey terraced house located within Vallance Road Conservation Area, in the London borough of Haringey.

The buildings within the conservation area generally are arts and crafts inspired, high quality domestic architecture built between 1909 and 1914. The street scene is characterised by detached and semidetached houses with a consistent building line behind generous front gardens.

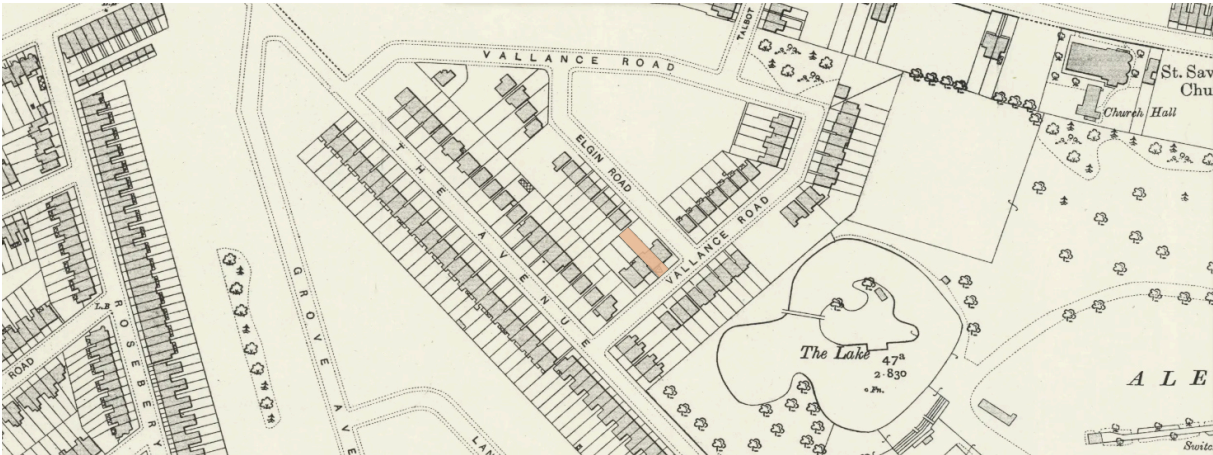
The composition of the houses include tall brick chimneys, bay windows, porches, roof gables and leaded and stained glass windows.

The materials are often red brick ground floors, with the upper levels in a painted render or roughcast. Originally street facing windows would have been timber casement windows with lead lined glazing however subsequent alterations to the houses see a large variation of window designs and materials. Currently on the street there is a mix of timber and uPVC windows.

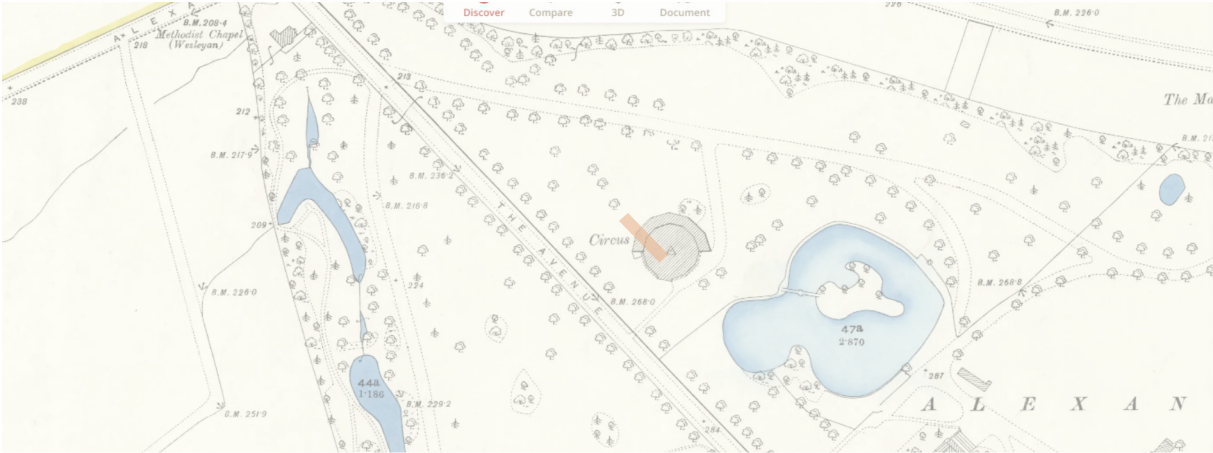
The garden facing facades on the street have a range of alterations, both modern and less modern.



Alexandra Palace, Muswell Hill, 1921



Ordnance Survey 1912

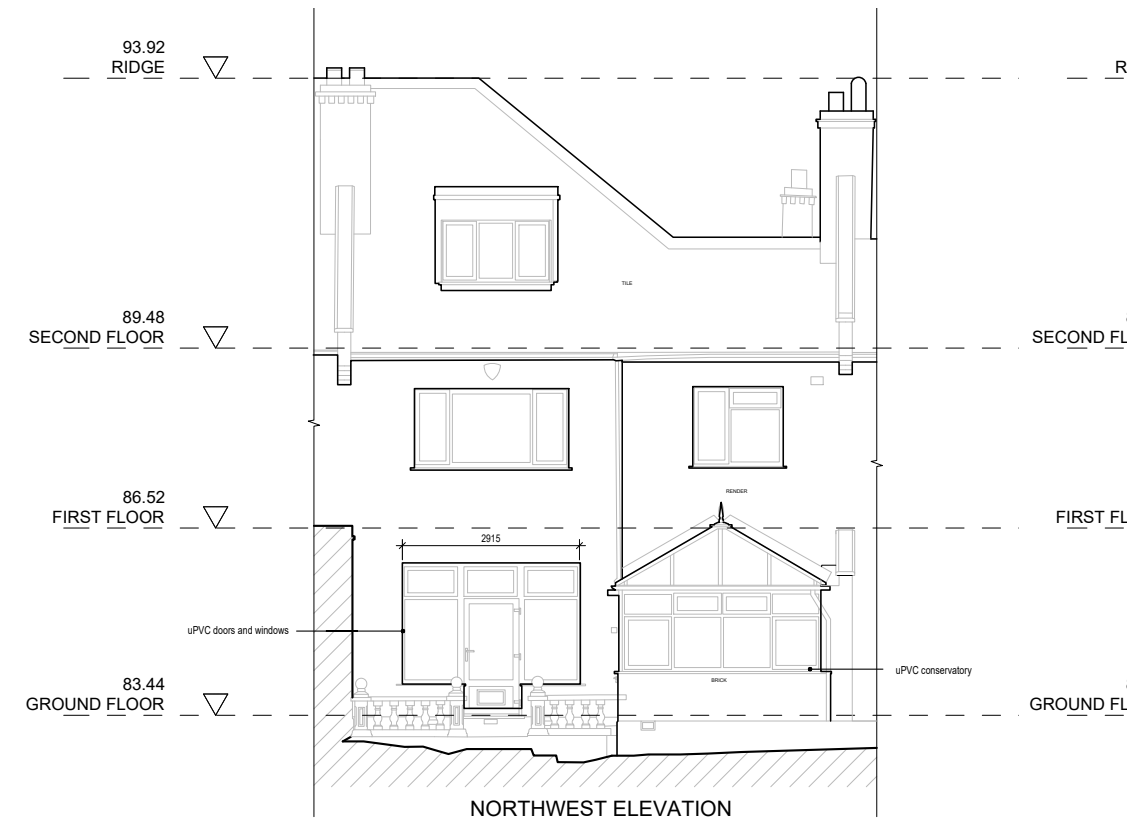
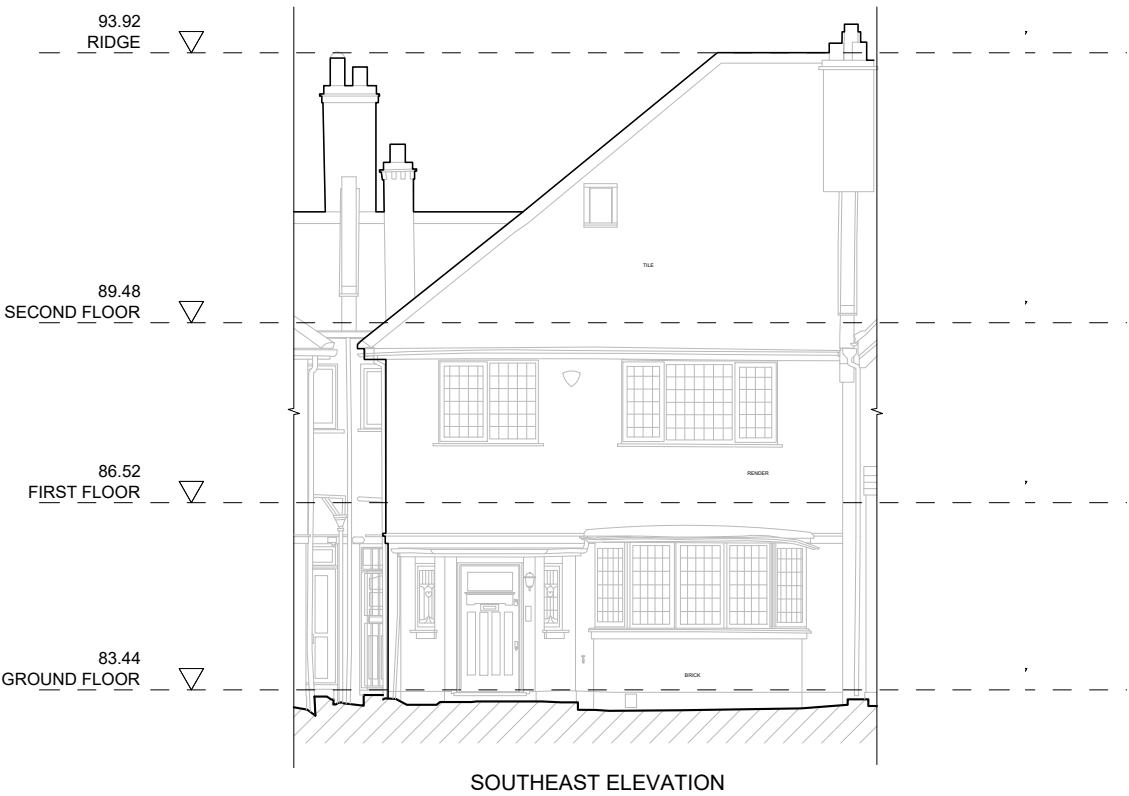


Ordnance Survey 1893

5 VALLANCE ROAD - EXISTING

No.5 Vallance Road is a three storey terraced house which sits within a short terrace of three other properties. Deep recesses give the houses the appearance of two semi-detached houses. The main part of the houses have pitched roofs. All subservient parts of the house - outrigger, bay window and porch have flat roofs. No.3 and No.5 Vallance Road are mirrored. These particular house designs and their arrangements are not replicated anywhere else on the street.

The existing street elevation of No.5 has a porch, and a round bay window with metal roofs. The ground floor is red brick, and the first floor is painted roughcast. Tall brick chimneys extend beyond the roof eaves.



5 VALLANCE ROAD - EXISTING PHOTOGRAPHS



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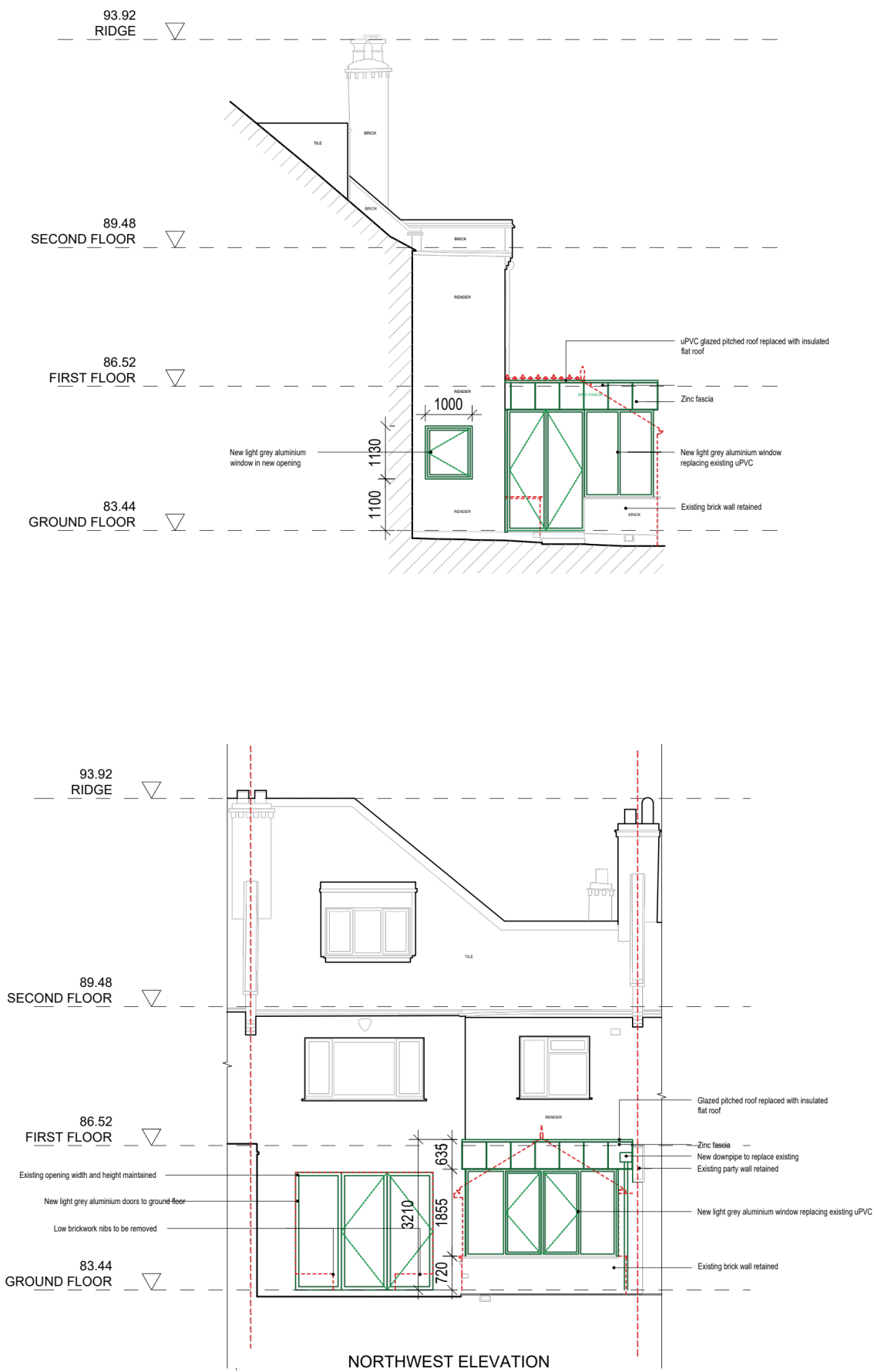


PROPOSAL: REAR FACADE

The proposals look to increase the architectural and interior quality of the house whilst minimising the amount of demolition and alteration. Where materials are being removed and replaced, this will be with sustainable and robust products and materials.

- 1. The 1992 conservatory's uPVC windows are to be removed and replaced with aluminium windows with high-quality, slimline profiles.
- 2. The conservatory's glazed pitched roof which causes overheating is to be removed and replaced by an insulated flat roof.
- 3. A new opening is proposed to bring light into the darkest point of the plan.
- 4. The existing uPVC doors and windows at the dining room will be replaced with light grey aluminium doors and windows.
- 5. Three small nibs of brickwork are to be removed to improve the connectivity between the interior and exterior spaces.
- 6. All new light grey aluminium doors and windows at ground floor rear facade have been chosen for their high-quality, slimline profiles and their durability. These doors will compliment the existing light coloured render facade and enhance the overall character of the building internally and externally.
- 7. A natural zinc tone has been chosen for the new parapet/ fascia to work with the light grey windows. This will weather and darken over time and become similar in tone to the other lead roofs and flashing details elsewhere on the property.

The principle street elevation will be unchanged.





WINDOW DETAILS

This drawing shows the typical details of the proposed window system. Please note the proposed windows will not have horizontal glazing bars.

