

63 THE AVENUE

DESIGN & ACCESS STATEMENT

AUGUST 2026

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INTRODUCTION

ARCHITECT INTRODUCTION + APPLICATION

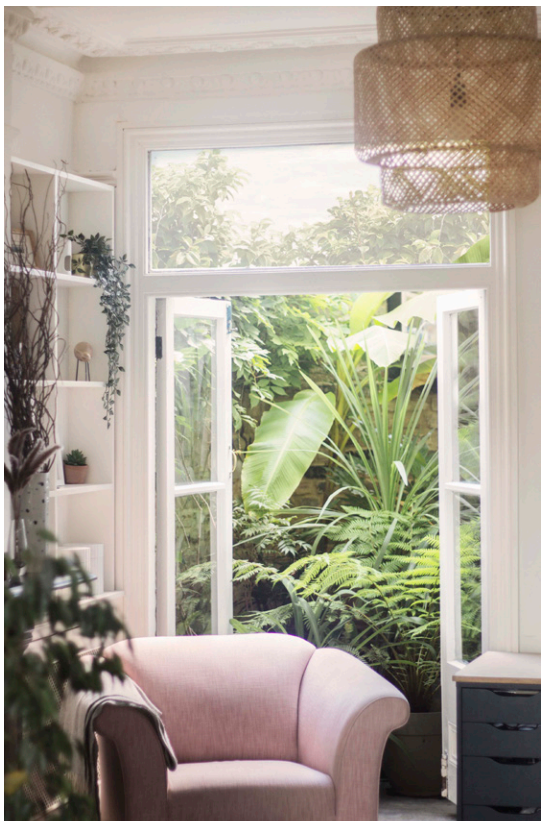
Joshua Heasman Architecture (JHA) is an architectural practice experienced in delivering well-considered, carefully curated design solutions, particularly for heritage, conservation, and residential refurbishment projects. Our approach balances practicality with quality, ensuring each project is resolved with clarity, purpose, and attention to detail. We collaborate closely with clients, consultants, and local authorities to meet planning requirements while contributing positively to the built environment.

JHA has been appointed to prepare a scheme for a loft extension and refurbishment at 63 The Avenue.

This is a proposal, informed by the Haringey Local Plan (2017), the Vallance Road Conservation Area designation (2008), the London Plan (2021) and the National Planning Policy Framework (2012).

JHA has successfully collaborated on numerous schemes across north London and within the borough of Haringey.

The practice is well-versed in the Council's planning requirements with a proven track record of working transparently and in dialogue with officers to achieve mutually beneficial high-quality outcomes that work for both our clients and the council.



Examples of past Joshua Heasman Architecture projects; focussing on a contemporary yet sympathetic approach to existing buildings.

PROJECT OVERVIEW

Executive Summary:

The project concerns a considered extension and refurbishment of the existing loft, with a focus on creating a well configured, bright space with improved headroom.

Location:

The property is located on The Avenue, within The London Borough of Haringey and falls inside the Vallance Road Conservation Area.

Existing Building:

63 The Avenue is a linked terrace, turn of the century family home. The property is set over three floors with 5 bedrooms and 3 bathrooms. The architectural style is characterised by traditional period detailing typical of the Vallance Road Conservation Area. The property sits within a spacious, leafy streetscape of wide plots and architecturally consistent late-Victorian houses, many of which have rear extensions and roof alterations.

In the absence of an adopted Conservation Area Character Appraisal for the Vallance Road Conservation Area, the principal architectural elements that contribute most significantly to the area's character are understood to be the front façades, the street facing roofscape, and the overall scale of development as perceived within the public realm. The property is not statutory Listed. Historic Building Control records confirm that previous works, including a rear extension and loft conversion were approved in 2005. The site lies within Flood Risk Zone 1 (Low Risk). There are no Tree Preservation Orders on-site according to the TPO register. Trees remain protected under Conservation Area controls.

Client Brief:

The client engaged JHA to design a high-quality, conservation-led loft extension. The aims are to:

1. Create a sensitively designed and improved loft extension whilst exploring options such as rooflights and a modest rear dormer, keeping massing proportionate to the context.
2. Integrate AC, new electrics and plumbing - rationalising runs for any en-suite, upgrading lighting and power, and checking ventilation and overheating risk - while structural interventions are kept localised and buildable.
3. To enhance and make the most of views out from the upper level.

The works are guided by the statutory duties applicable to the Vallance Road Conservation Area and the relevant Local Plan policies, ensuring the design responds appropriately to its heritage context while providing a flexible and sustainable family home.



Existing street elevation of 63 The Avenue

2.0

SITE ANALYSIS

LOCATION PLAN & EXISTING BUILDING

The following plan and aerial photographs illustrate the site's position on The Avenue within the Vallance Road Conservation Area and its relationship to the surrounding properties. They highlight the generous plot, existing building footprint, and the predominantly residential character of the area. There are numerous examples of rear and loft extensions within the vicinity.



Street outline view (site outlined)



Aerial view (building outlined)



Perspective view (Building outlined)

PROPERTY CONDITION

Internally, the existing loft is awkwardly proportioned and lacks function. This results in the space being largely unused. A considered rear dormer extension would help to maximise the existing compromised head height. This would allow for subdivision of the space to create a master bedroom with a large ensuite bathroom and separate shower room.



Existing building photographs

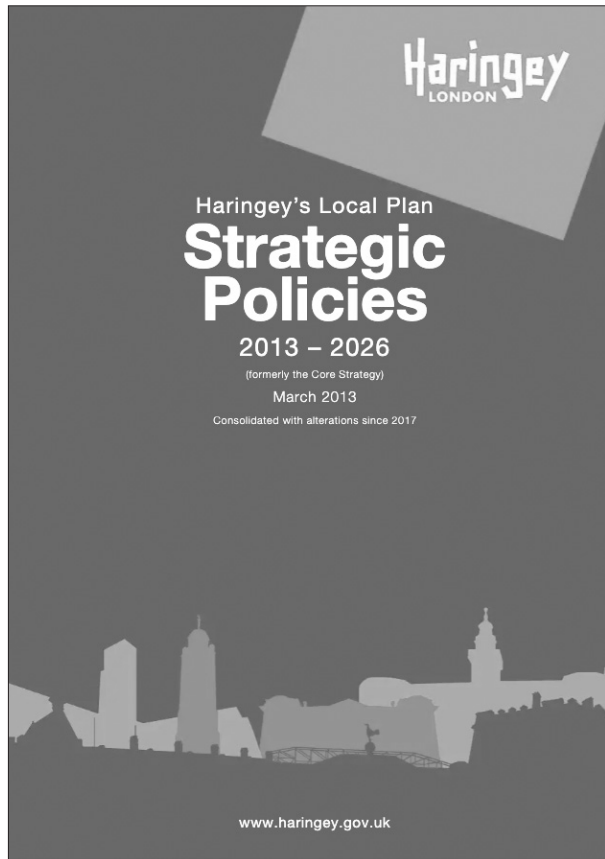
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PLANNING CONTEXT

PLANNING CONTEXT - RELEVANT POLICIES

The proposed development at 63 The Avenue is designed in accordance with the relevant national and local planning policies, including:

- Haringey Local Plan: Strategic Policies (adopted July 2017)*
- Haringey Local Plan: Development Management DPD*
- Vallance Road Conservation Area designation (2008) Note: no adopted appraisal*
- The London Plan (2021)*
- National Planning Policy Framework (2012)*

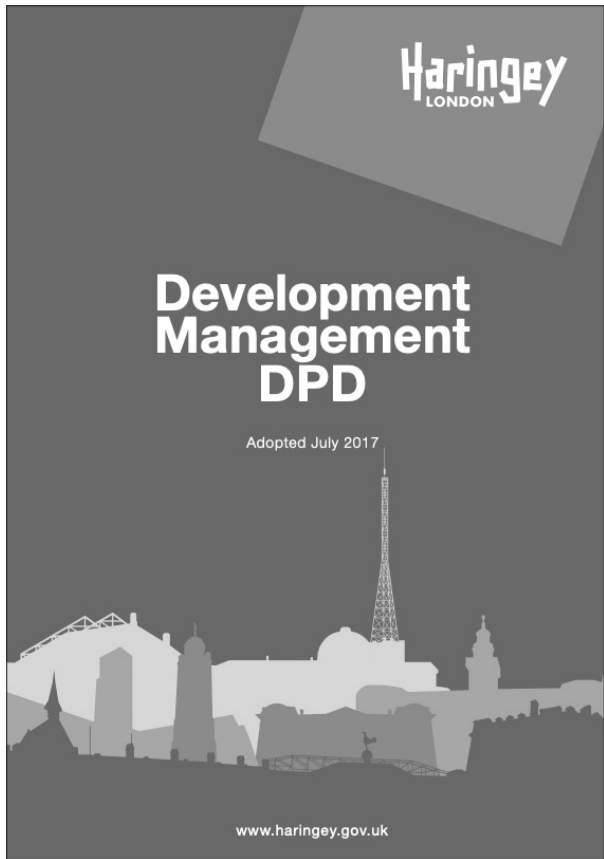


Haringey's Local Plan: Strategic Polices

In accordance with the Haringey Local Plan Strategic Policies, the proposal has been informed by a thorough understanding of the defining architectural characteristics of the host building and its wider townscape context.

The proposed massing and architectural approach respond positively to the scale, form, and established patterns of development within the street, ensuring that the roof extension sits comfortably within the existing roofscape and does not appear visually dominant.

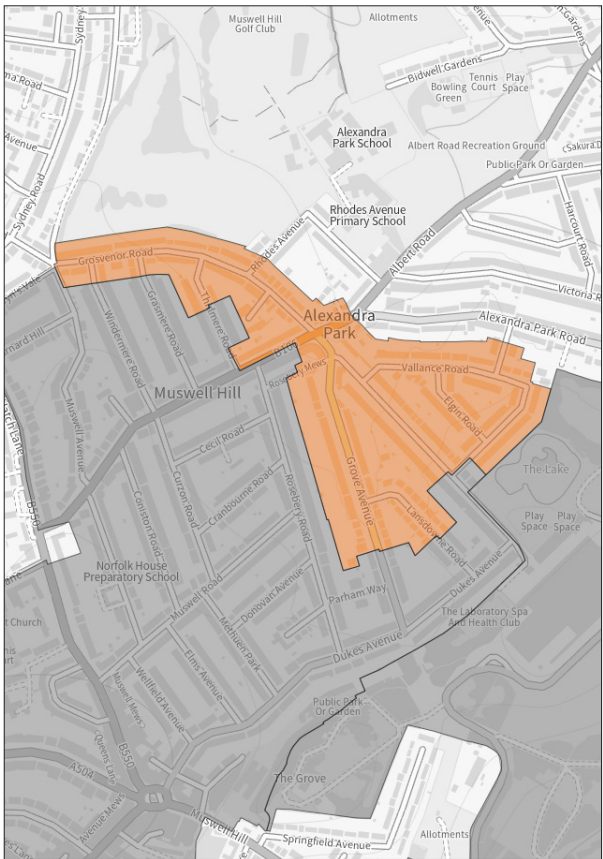
The proposal is of a high-quality design and craftsmanship, preserving the character and appearance of the Conservation Area and making a positive contribution to the local architectural identity, consistent with Strategic Policies SP11 (Design) and SP12 (Conservation).



Haringey's Local Plan: Development Management DPD

The proposed loft extension has been developed in line with the criteria of the Haringey Development Management DPD, particularly Policy DM1 (Design) and Policy DM9 (Managing the Historic Environment). The design respects the existing building's form, scale and roofscape, and responds appropriately to the character and appearance of the Conservation Area.

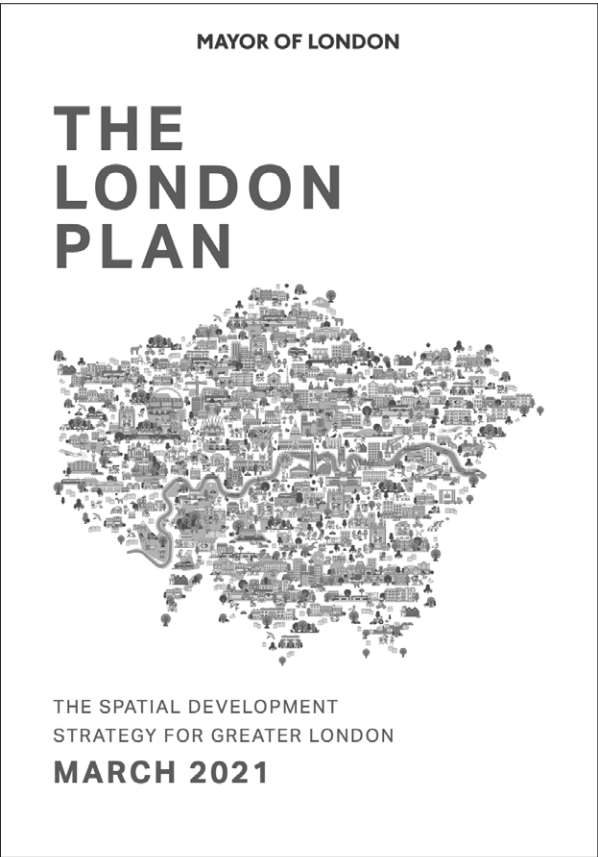
The proposal is subordinate in scale and carefully detailed to ensure compatibility with the surrounding townscape, preserving and enhancing the architectural qualities of the host building and contributing positively to local character.



Vallance Road Conservation Area designation (2008)

The property lies within the Vallance Road Conservation Area, designated in 2008. The character of the area is derived from the consistent scale, form and roofscape of its residential buildings, which collectively contribute to a cohesive street scene.

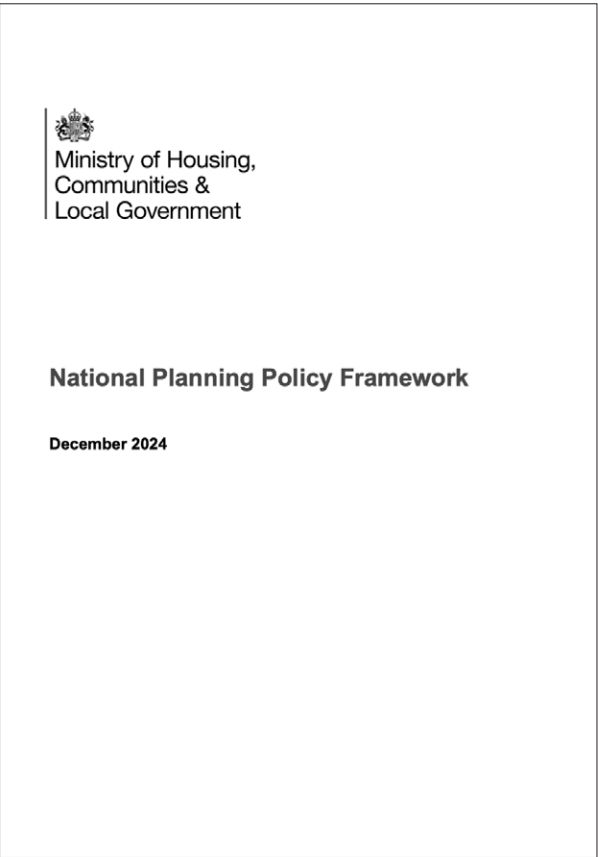
In the absence of an adopted Conservation Area appraisal, proposals are assessed against the statutory duty to preserve or enhance the character and appearance of the area, having regard to the prevailing townscape context.



The London Plan (March 2021), notably Policy D6: Housing Quality and Standards :

The proposal has been developed with regard to the London Plan (March 2021), in particular Policy D6 (Housing Quality and Standards), which seeks to ensure that residential development delivers high-quality, functional and adaptable living environments. In this context, the loft extension supports the objectives of Policy D6 by enhancing the quality and usability of the existing dwelling, contributing to the provision of a comfortable and long-lasting family home. This is achieved as follows:

- A. The proposed accommodation provides adequately sized rooms that meet the functional needs of a family household and allow for flexible use over time.
- D. The design responds to the sun path and daylight conditions, ensuring good levels of natural light to habitable rooms while incorporating appropriate design measures to limit overheating and manage solar gain.
- F. The proposal incorporates adequate built-in storage, including within roof voids and ancillary spaces, to support day-to-day living and the evolving needs of a growing family.



National Planning Policy Framework (notably Chapter 12 - Achieving well-designed places)

In line with the NPPF the proposal is to respond to local planning aspirations, while demonstrating good architecture, effective layout, and a sensitive response to the host building.

Similarly, as outlined in Chapter 16 - Conserving and Enhancing the Historic Environment, the proposed development at 63 The Avenue contributes to the conservation of the host building by improving its future-proofing, layout, and energy efficiency for years to come.

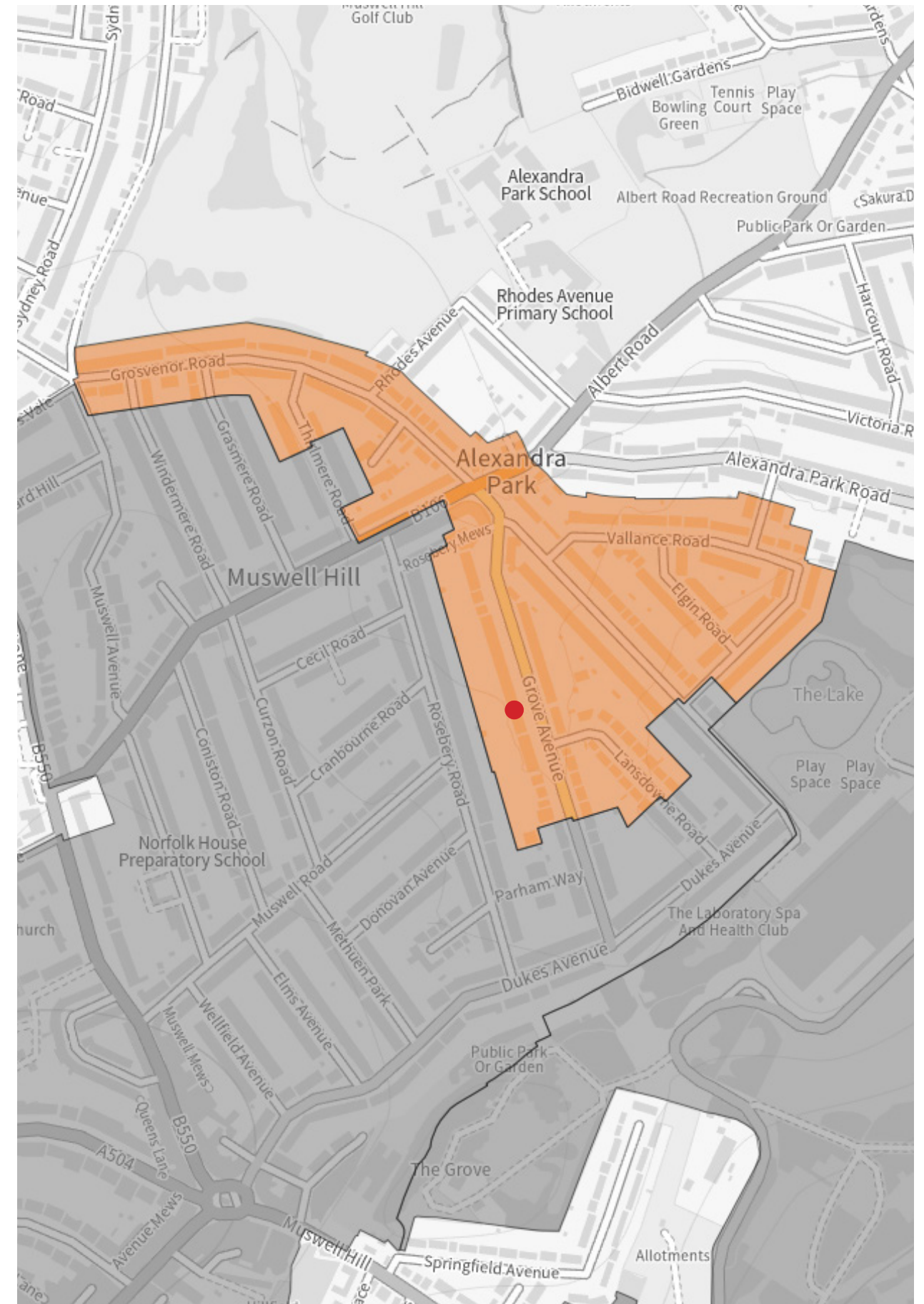
VALLANCE ROAD CONSERVATION AREA

The property is located within the Vallance Road Conservation Area, which was designated on 10 November 2008 in recognition of its cohesive residential character and townscape value. The Conservation Area is characterised by predominantly late-Victorian and Edwardian dwellings, unified by their scale, consistent building line, articulated front façades and a coherent street-facing roofscape. Together, these elements create a strong sense of architectural rhythm and visual continuity when experienced from the public realm.

While the Vallance Road Conservation Area does not currently benefit from an adopted Character Appraisal or specific design guidelines, development within the area is required to preserve or enhance its character and appearance. In this context, proposals are assessed with particular regard to the scale, massing and proportions of additions; the relationship of new development to the existing roofscape; and the use of materials and detailing that respond sympathetically to the host building and surrounding context.

Accordingly, any extensions or alterations should remain clearly subordinate to the original building form, avoid visual dominance within the street scene, and respect the established architectural language of the area. Particular importance is placed on retaining the integrity of the front elevation roof profiles, chimneys and other defining features, and on ensuring that new work is discreetly integrated so as not to disrupt the collective character of the Conservation Area.

These principles form the framework against which the proposed loft extension has been developed. The scheme is conservation-led in its approach, responding sensitively to the scale and roofscape of the host property and its neighbours, and has been designed to preserve the character and appearance of the Vallance Road Conservation Area in accordance with the statutory duty and relevant planning policies.



Location of Site within Vallance Road Conservation Area

4.0

PLANNING PRECEDENTS

PLANNING SEARCH

Contextual Analysis

Analysis of the surrounding built form along The Avenue has informed the proposal for number 63. The study demonstrates a varied pattern of development.

This review has also considered planning refusals. These precedents have directly shaped the approach at No. 63.

91 The Avenue - 2024 - HGY/2024/1350 - Approve with Conditions
Alterations to existing dormers including a new side facing dormer and rear dormer enlargement

First Floor Flat 61 The Avenue - 2023 - HGY/2022/3993 - Approve with Conditions
Loft conversion with rear and side dormers

87 The Avenue - 2022 - HGY/2022/1273 - Approve with Conditions

97 The Avenue - 2017 - HGY/2017/2320 - Approve with Conditions
Insertion of rear roof dormer extension and enlargement of roof rear of, and alterations to, existing front/side dormer

49 The Avenue - 2016 - HGY/2016/3101- Approve with Conditions
Loft conversion incorporating enlargement of side dormers and rear dormer (rear dormer approved under

79 The Avenue - 2015 - HGY/2015/3612 - Approve with Conditions
Proposed rear and side dormer roof extension including insertion of two rooflights all to facilitate a loft

99 The Avenue - 2014 - HGY/2014/3352 - Approve with Conditions
Addition of two dormer windows to the roof

81 The Avenue - 2014- HGY/2014/1989 - Approve with Conditions
Loft conversion with erection of rear/side dormer extensions

103 The Avenue - 2002- HGY/2002/0824 - Permitted Development
Erection of side and rear dormer windows (Certificate of Lawfulness of a proposed use).

91 The Avenue - 2002- HGY/2002/0797 - Permitted Development
Side and rear dormer windows to the roof.

101 The Avenue - 2001 - HGY/2001/0250 - Approved with Conditions
Erection of rear roof extension to provide additional bedroom and bathroom in roof space.
Creation of inset terrace to rear, with new glass sliding doors and new window in front gable.

101 The Avenue - 2000 - HGY/2000/1499 - Refused

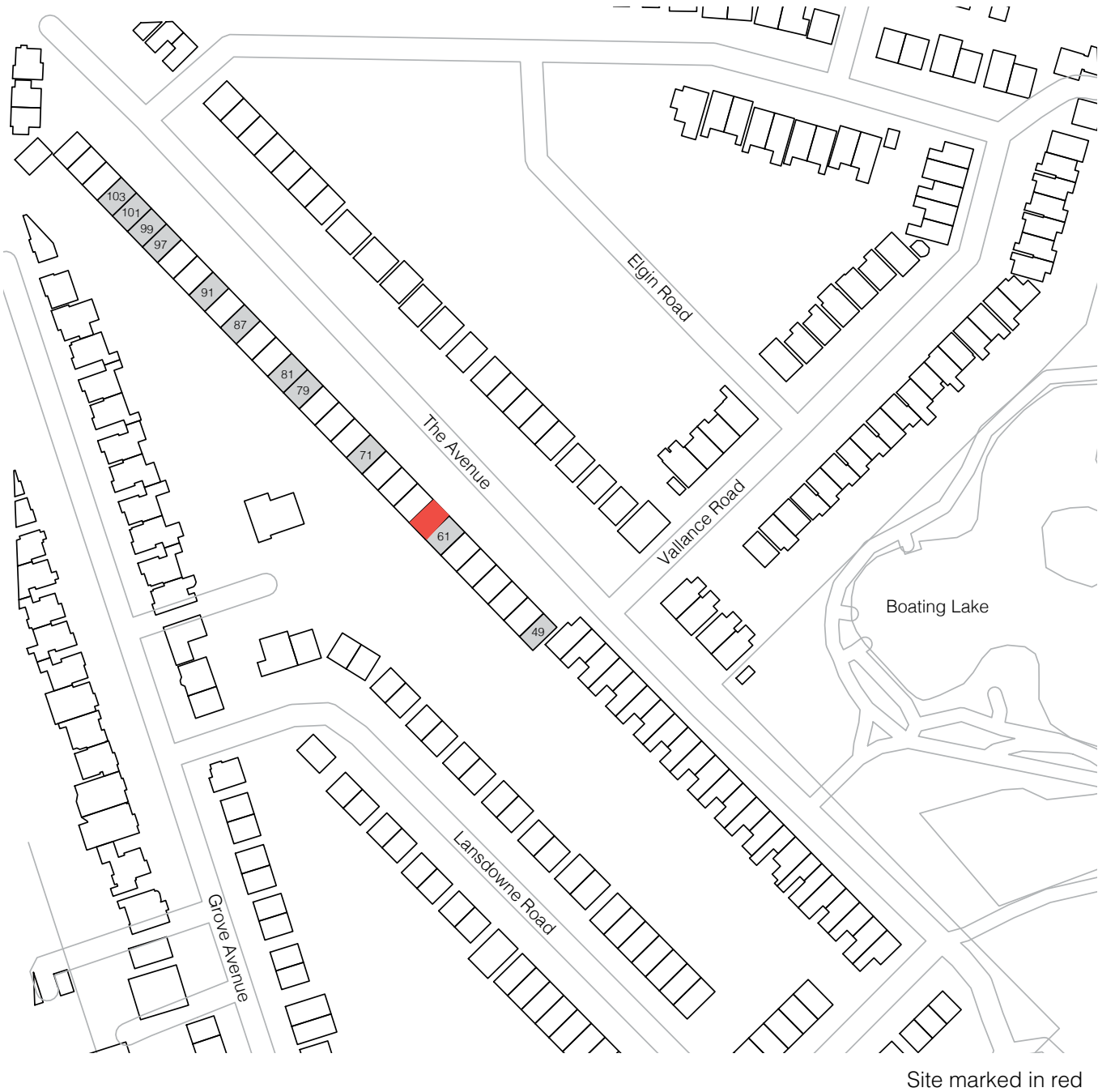
Erection of rear roof extension to provide additional bedroom and bathroom in roofspace. Creation of inset terrace to rear, with new glass sliding doors and new windows in front gable.

1. The proposed roof extension would introduce a discordant feature to the elevations of the building and would detract from the visual continuity of the street scene and is therefore detrimental to the visual amenity of the area contrary to Policy DES 5.7 'Dormer Windows, Roof Extensions & Loft Conversions' of the Haringey Unitary Development Plan by reason of the unnecessary introduction of an incongruous feature.
2. The proposal is contrary to Policy DES 1.9 'Privacy & Amenity Of Neighbours' of the Haringey Unitary Development Plan which seeks to avoid the creation of new overlooking and loss of privacy problems.

71The Avenue - 2005 - HGY/1998/0407 - Refused

Erection of rear and side dormer window.

The proposed dormer windows are contrary to policy DES 5.7 Dormer windows roof extensions and loft conversions of the Haringey Unitary Development Plan appearance of dormer windows are in keeping with the immediate vicinity. The proposal by reason of severe straddling of the hip-line, excessive width in relation to depth, and overall bulk and scale in relation to the size of the property is therefore in conflict with Council Guidelines. INFORMATIVE: The applicant is advised that should the proposal falls within Permitted Development limits, an application for Lawful Development Certificate should be submitted.



PLANNING SEARCH

- 16 The Avenue - 2026 - HGY/2025/3230 - Under consultation
Single storey rear and side extension, part first floor rear extension, alterations and extension to existing rear dormer, replacing and upgrading the existing doors and windows, associated external alterations
- 26 The Avenue - 2024 - HGY/2024/2127 - Approved with conditions
Erection of side and rear roof extensions, insertion of 3 side rooflights in association with conversion of property into single family dwellinghouse as approved under HGY/2024/1163.
- 28 The Avenue - 2023 - HGY/2023/0370 - Approve with Conditions
Proposed loft extension/conversion with 3no. side dormers, 8no. side solar panels, 1no. side skylight, 1no. front gable obscure glazed small window, and 1no. rear gable small window.
- 36 The Avenue - 2022 - HGY/2022/1289 - Approve with Conditions
Loft conversion with rear dormer and side balcony. Window replacement and other internal works.
- 18 The Avenue - 2021 - HGY/2021/2526 - Approve with Conditions
Rear dormer roof extension.
- 14 The Avenue - 2021 - HGY/2021/2147 - Approve with Conditions
Roof extension to include two side dormers, one rear dormer, four rooflights and associated works.
- 18 The Avenue - 2020 - HGY/2020/2901 - Refuse
Rear dormer and alterations to existing roof extension
1. The roof extensions and existing side dormer extensions by virtue of their siting, scale, massing and design would create a dominant roof form to the detriment of the appearance of the dwelling and this group of properties, and fail to preserve and enhance the character and appearance of the conservation area, contrary to Policy 7.4, 7.6 and 7.8 of the London Plan 2016, Policy SP11 and SP12 of the Haringey Local Plan 2017 and Policies DM1 and DM9 of The
- 8 The Avenue - 2018 - HGY/2018/0643 - Approve with Conditions
Formation of side dormer with terrace and balustrade.
- 10 The Avenue - 2018 - HGY/2018/0643 - Approve with Conditions
Loft conversion with partial roof infill, raising of ridge height, installation of rear facing dormer and insertion of in total 5No. roof/ sky lights to existing detached Edwardian family house.
- 34 The Avenue - 2017 - HGY/2017/2334 - Approve with Conditions
Alter the roof design by converting the rear hip to a Dutch Gable, thus making the roof symmetrical and increasing the size
- 70 The Avenue - 2016 - HGY/2016/1153 - Refuse
Removal of existing roof to create L shape dormer roof extension to side and rear of house.3 roof lights to front roof slope. Removal of existing kitchen chimney stack and staircase window, addition of new staircase window to loft extension and Juliet balcony
1. The proposed development lies in an area of sensitive and special character worthy of retention within a Conservation Area. The proposed development if approved would detract from this important character to the detriment of the Conservation Area and would fail to either preserve or enhance its character or appearance contrary to NPPF (2012) chapter 12, London Plan (2015) Policy 7.8, Saved UDP (2006) Policy CSV5, the Development Management, Development Plan Document (2015) policies DM9 and guidance set out in SPG2 'Conservation and Archaeology' (2006).
2. The proposed L-shaped dormer extension, by reason of its size, scale and position on the roof, would be out of keeping with the character of the existing dwelling and would have an adverse effect upon the appearance of the property and the visual amenity of the area as a whole, contrary to London Plan (2015) policies 7.4 and 7.6, Haringey Local Plan (2013) Policy SP11 and the Development Management Development Plan Document (2015) policies DM1 and DM12.



5.0

DESIGN

DESIGN PRINCIPLES

The proposals for 63 The Avenue adhere to planning guidelines creating a home that meets modern family living.

The following principles outline the approach to massing, materials, sustainability and heritage, ensuring the extension remains subordinate to the original house whilst delivering long-term improvements to comfort, natural light, performance, and usability to create a long-lasting family home.

1

SYMPATHETIC MASSING

- The rear dormer extension is set back from the rear facade of the host building.
- The extension does not rise above the existing ridge line.
- The roof structure does not impact on any neighbouring amenity such as access to light or view.

2

MATERIAL SENSITIVITY

- Contextually appropriate materials chosen to integrate well with the host property.
- Vertical glazing used for the rear dormer, allowing for airflow and maximising views out without compromising privacy.

3

CONTEXTUAL DESIGN

- Retention of the existing front facade where the existing extension is set back which means the proposed changes are not visible from the streetscene.
- The proposal is in keeping with other roof extensions on The Avenue

4

SUSTAINABILITY

- A healthy environment that prioritises natural ventilation and passive heating/cooling strategies.
- Upgraded insulation and construction to significantly improve energy performance and comfort.
- Low-impact building methods and materials to enhance long-term sustainability.

PLANNING DRAWINGS

Note: for the full set of scaled annotated planning drawings please see the accompanying attachments.

The loft extension has minimal impact on the front facade and the existing street scene. The extension does not exceed the existing ridgeline.

EXISTING FRONT ELEVATION



61 The Avenue

63 The Avenue

65 The Avenue

PROPOSED FRONT ELEVATION

- Extension inline with ridge line
- Chimney render repaired & replaced with finish to match neighbour
- Infill render and half-timbered gable replaced with new rendered gable



61 The Avenue

63 The Avenue

65 The Avenue

PLANNING DRAWINGS

Note: for the full set of scaled annotated planning drawings please see the accompanying attachments.

The dormer fascia is chamfered to minimise massing impact and increase the amount of natural daylight allowed into the property. It will be finished with a high quality grey/anthracite metal cladding. The dormer is inset from the existing chimney breast to read as an extension.

EXISTING REAR ELEVATION



65 The Avenue

63 The Avenue

61 The Avenue

PROPOSED REAR ELEVATION

Rear dormer inset from the chimney breast

Chamfered full width rear dormer in anthracite metal cladding

Large openable glazed panels with glass balustrade

Glass balustrade for fall prevention



65 The Avenue

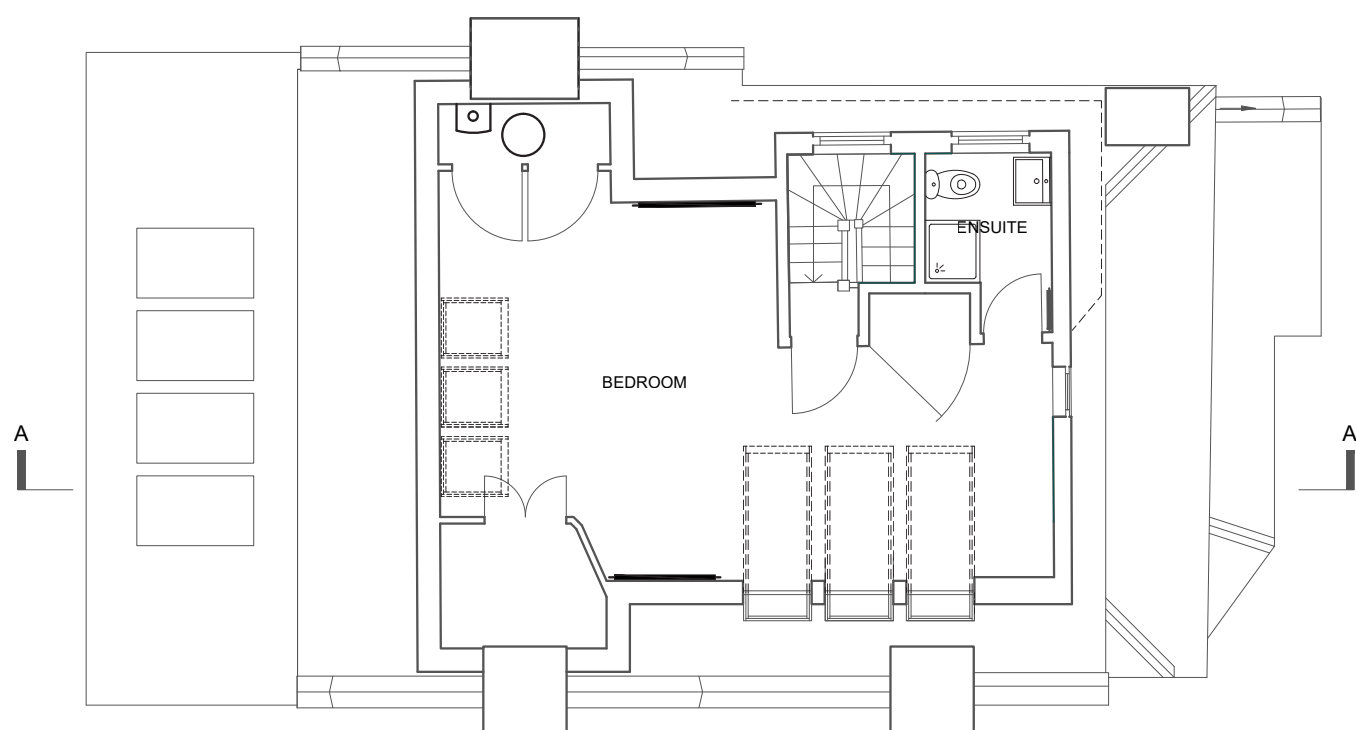
63 The Avenue

61 The Avenue

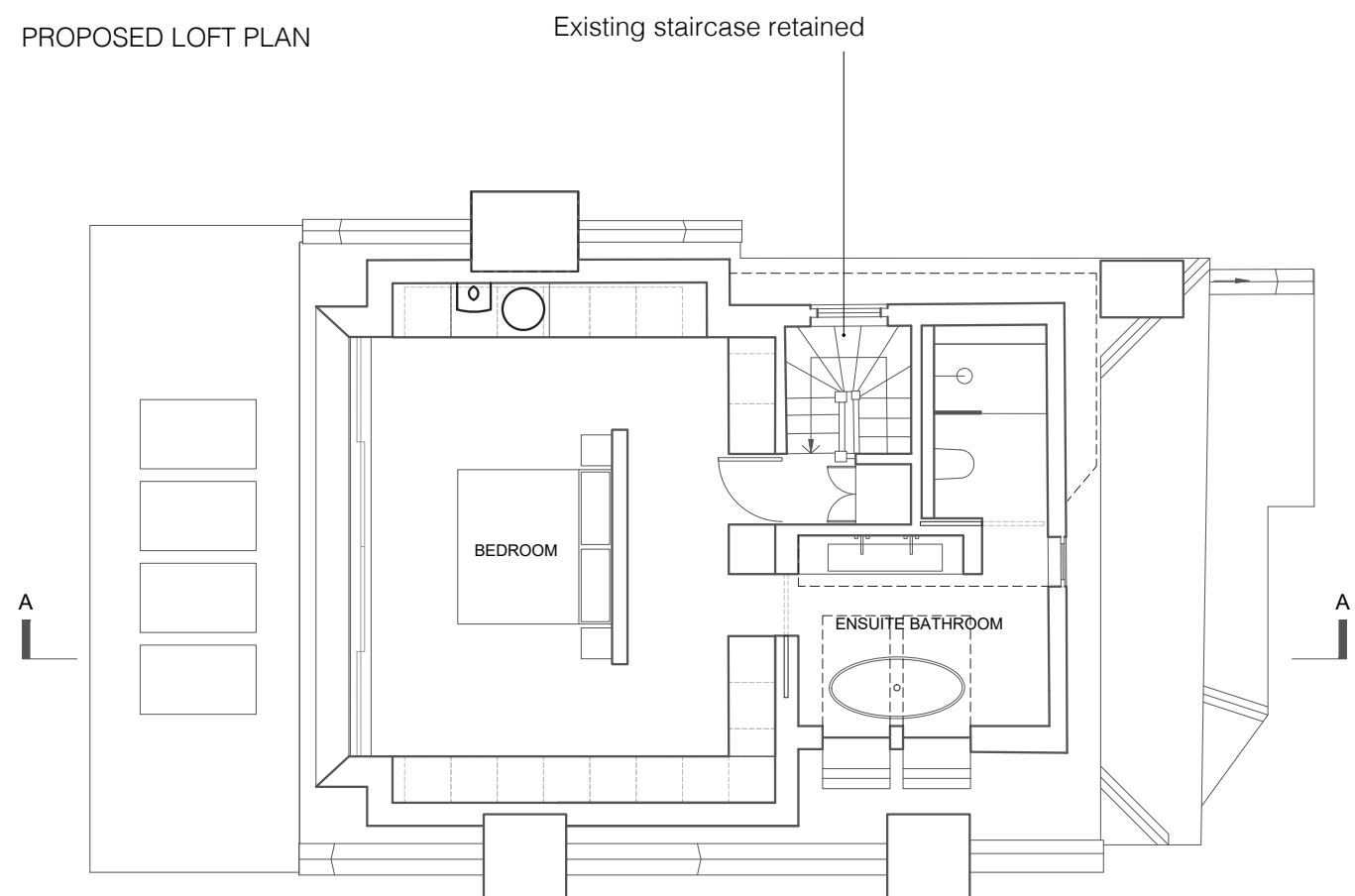
PLANNING DRAWINGS

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EXISTING LOFT PLAN



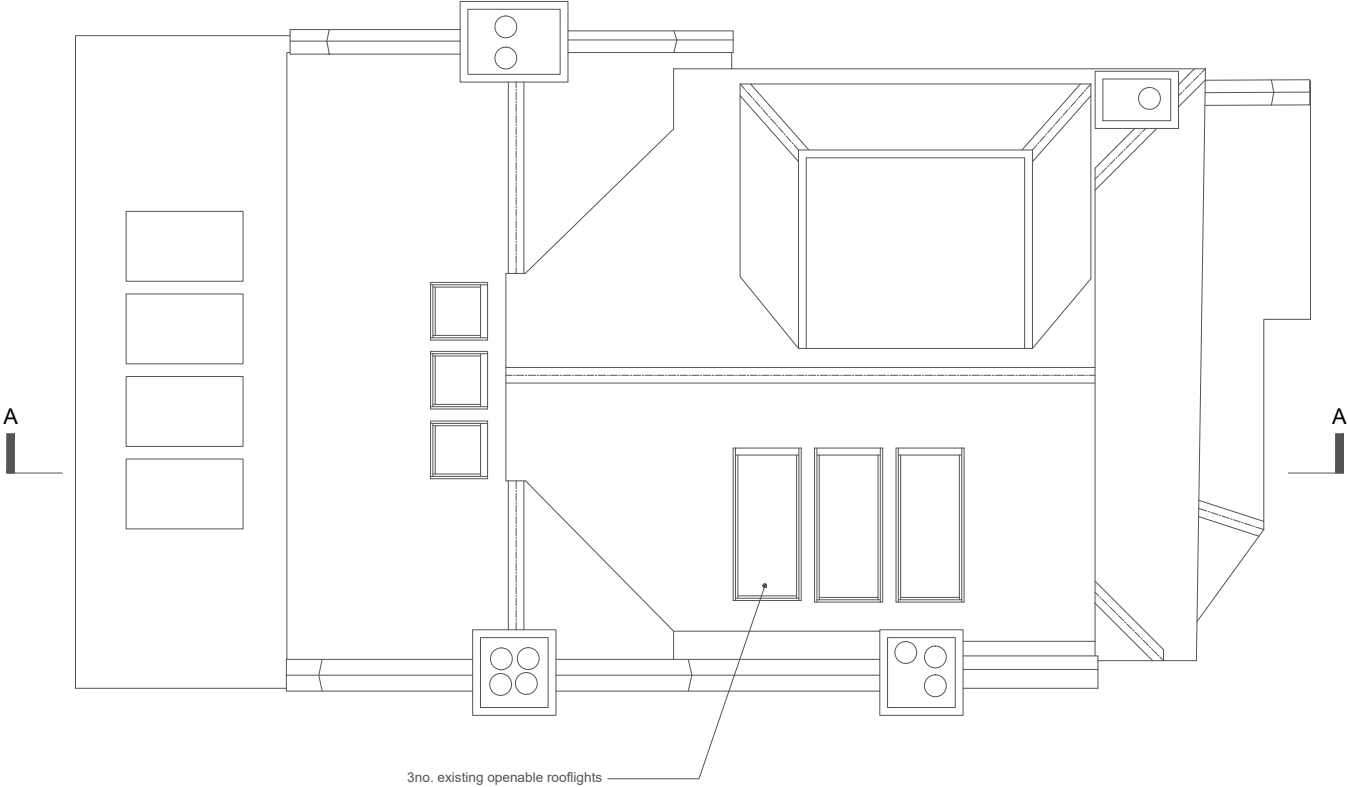
PROPOSED LOFT PLAN



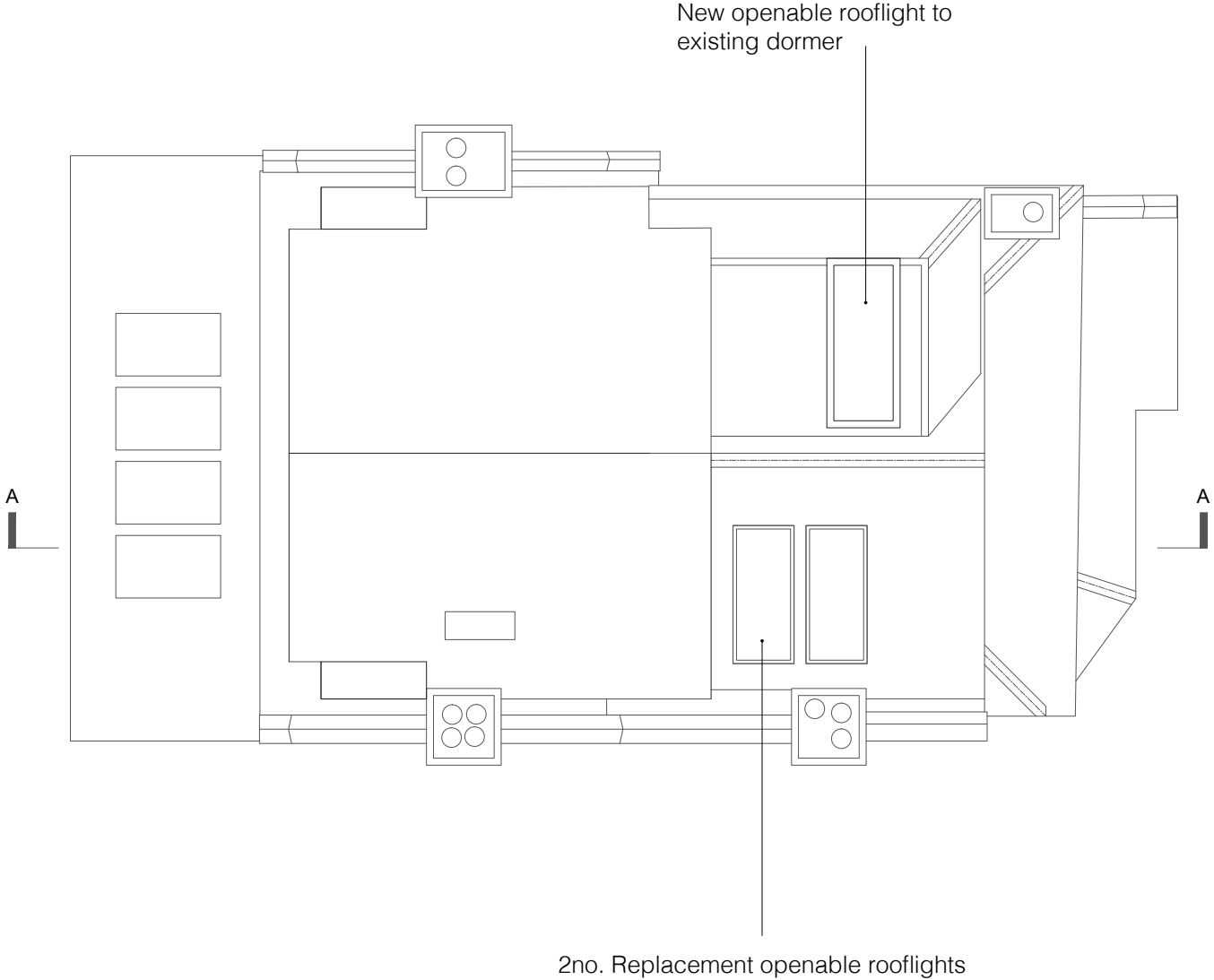
PLANNING DRAWINGS

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EXISTING ROOF PLAN



PROPOSED ROOF PLAN



MATERIALS



Existing building material palette

Existing main elevation

The main elevations (both front and rear) are treated with a light coloured, painted render.

Existing roof and gable

The main pitched roofs, gables and front bay window canopy are laid with plain red concrete roof tiles (red/brown hue).

The front-facing gable features decorative timber framing (mock Tudor style) with painted infills.

Existing ground floor extension

The modern rear extension features contemporary anthracite/dark grey aluminium-framed bi-fold doors opening onto the terrace.



Indicative images of material palette

Red Plain Concrete Roof Tile

Refurbishment to existing pitched roofs and side dormer will be finished using a high- quality concrete tile chosen to match the original roof finish.



Anthracite Metal Dormer

The proposed dormer exterior will be clad using a contemporary metal in an anthracite tone to compliment the existing modern elements of the house.



Glazing

A sliding glazing system will be used to future-proof the extension and maximise thermal performance of the new loft.

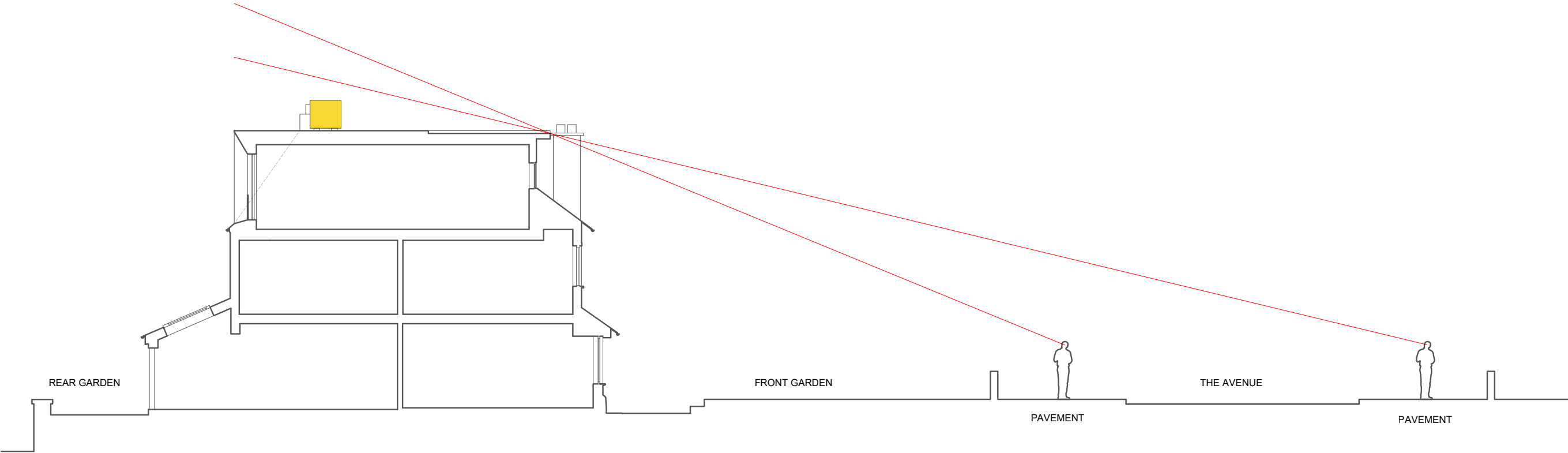
SERVICES

Proposed Air Conditioning Condenser

The proposal includes the installation of a single outdoor air conditioning condenser unit sited on the roof of the property, which represents the most suitable and practical location for the building's cooling requirements whilst respecting the surrounding context.

As shown in the attached proposed plans and elevation diagrams, the unit has been positioned set far back along the roofscape with the aim of obscuring it from public view to the front of the property. This includes consideration for the oblique and long-distance views along the streetscape as illustrated. The installation complies with Policy SP12 (Conservation) of the Haringey Local Plan (2017) and Policies DM1 (Design Quality) and DM9 (Management of the Historic Environment) of the Haringey Development Management DPD, which require external alterations to preserve or enhance the historic significance and visual amenity of heritage assets. Furthermore, by minimising visual intrusion from the public realm, the proposal directly aligns with the objectives of the Vallance Road Conservation Area Character Appraisal, maintaining architectural integrity, and historic character of the conservation area.

Approximate ridge line of proposed rear extension.
External mechanical services obscured from the public realm.



6.0

SUMMARY

CONCLUSION

This Design and Access Statement has demonstrated that the proposed loft extension and refurbishment works at 63 The Avenue have been carefully conceived through a conservation-led and sensitive design approach.

By thoroughly analysing local planning precedents and adhering closely to the relevant policies, the scheme delivers a highly functional, sustainable, and upgraded master suite whilst respecting the context.

The proposed rear dormer remains subordinate in scale to the original building form and below the existing ridgeline. The use of contextually sympathetic material palette - matching the existing red concrete tiling and anthracite ground floor profiles - to blend seamlessly into the property's envelope.

As the alterations are contained primarily to the rear and set back appropriately, they will have no adverse visual impact on the primary street scene or the wider character of the Vallance Road Conservation area.

The scheme preserves the architectural integrity of the host building, protects neighbour amenity and aligns with the National Planning Policy Framework, the London Plan, and the Haringey Local Plan.



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