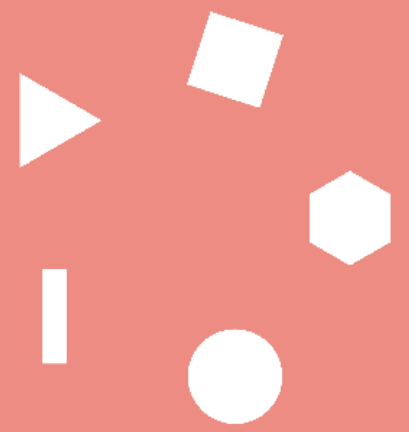




For the  
Senses

# 14 Vallance Road Design & Access Statement



# Introduction

14 Vallance Road is a two-storey property located within the London Borough of Haringey.

The building is not Listed or a Heritage Asset. 14 Vallance Road is categorised to be in a Conservation Area.

The application site is a residential settlement with this street having varied sized properties. The proposal consists of a rear extension on the ground floor, a dormer loft conversion and internal configuration.

We've progressed from a pre-application enquiry, and this planning application now incorporates feedback received during the pre-application phase.

(REF: PRE/2023/0151)





Existing Site

01



02



03



- 01 14 Vallance Road
- 02 14 Vallance Road
- 03 14 Vallance Road



# Planning History

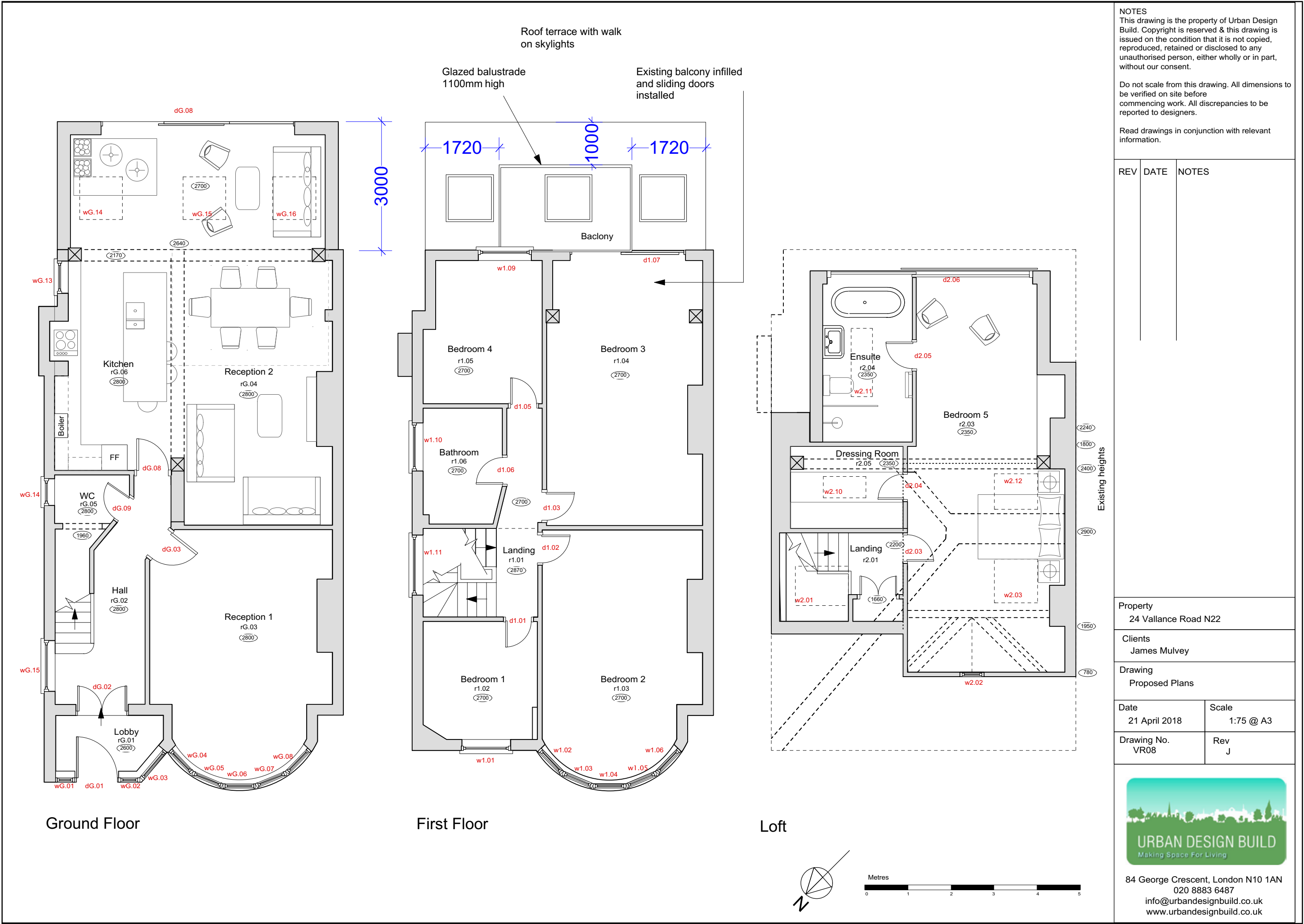
24 Vallance Road

Date: 2018

Planning reference number:  
HGY/2018/2581

Description: Roof extension with a rear dormer, the demolition of the existing rear dormer, replacement single storey rear extension with roof terrace above and partial infill of first floor rear elevation.

Decision: Approved with conditions



# Planning History

44 Vallance Road

Date: 2023

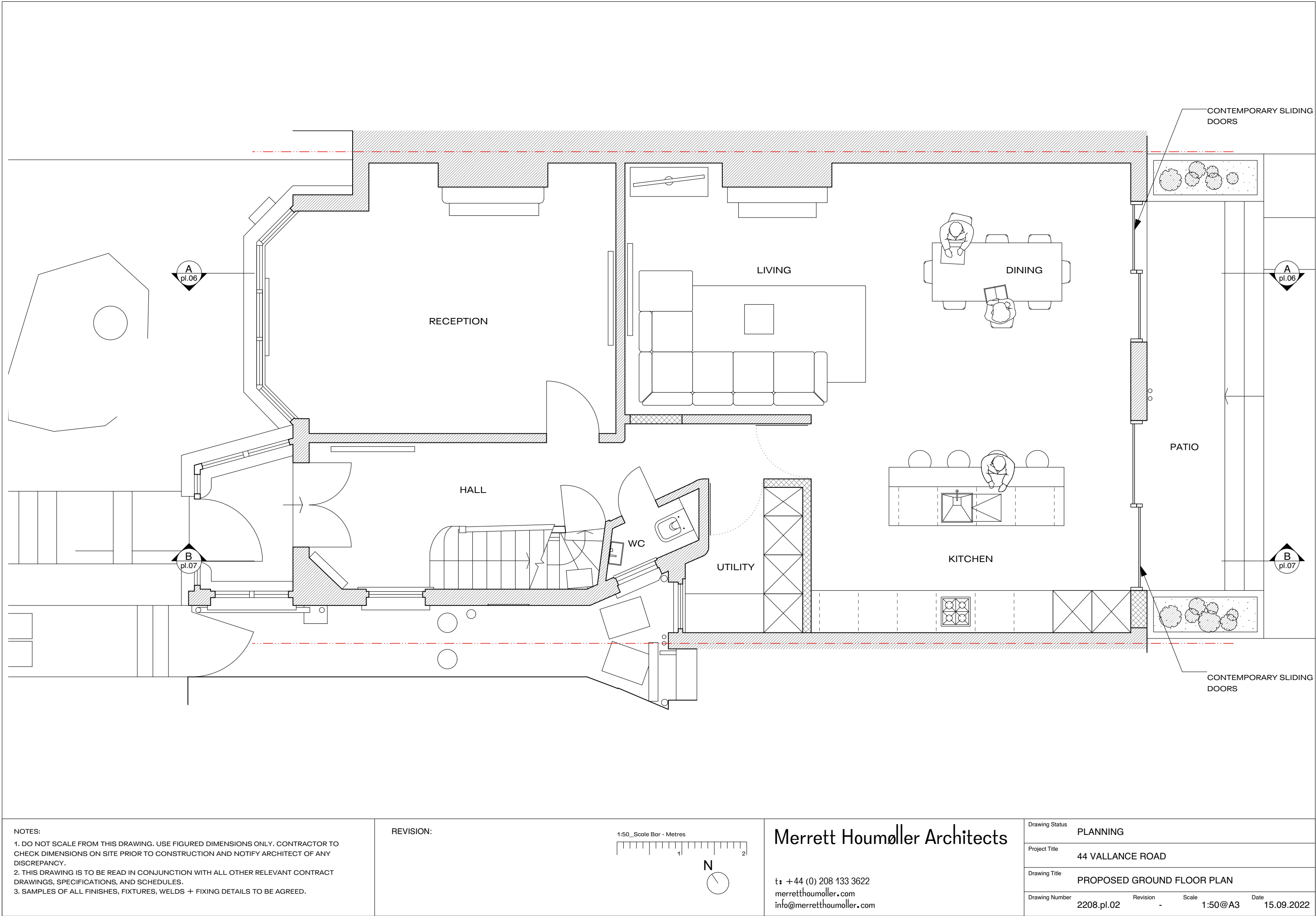
Planning reference number:  
HGY/2022/2673

Description: Alterations to ground floor rear fenestration, reinstatement of first floor terrace with new setback contemporary glazing on the first floor, loft conversion with a new rear dormer and a dormer above new stair to access the loft level.

Decision: Approved with Conditions



01



# Planning History

58 Vallance Road

Date: 2020

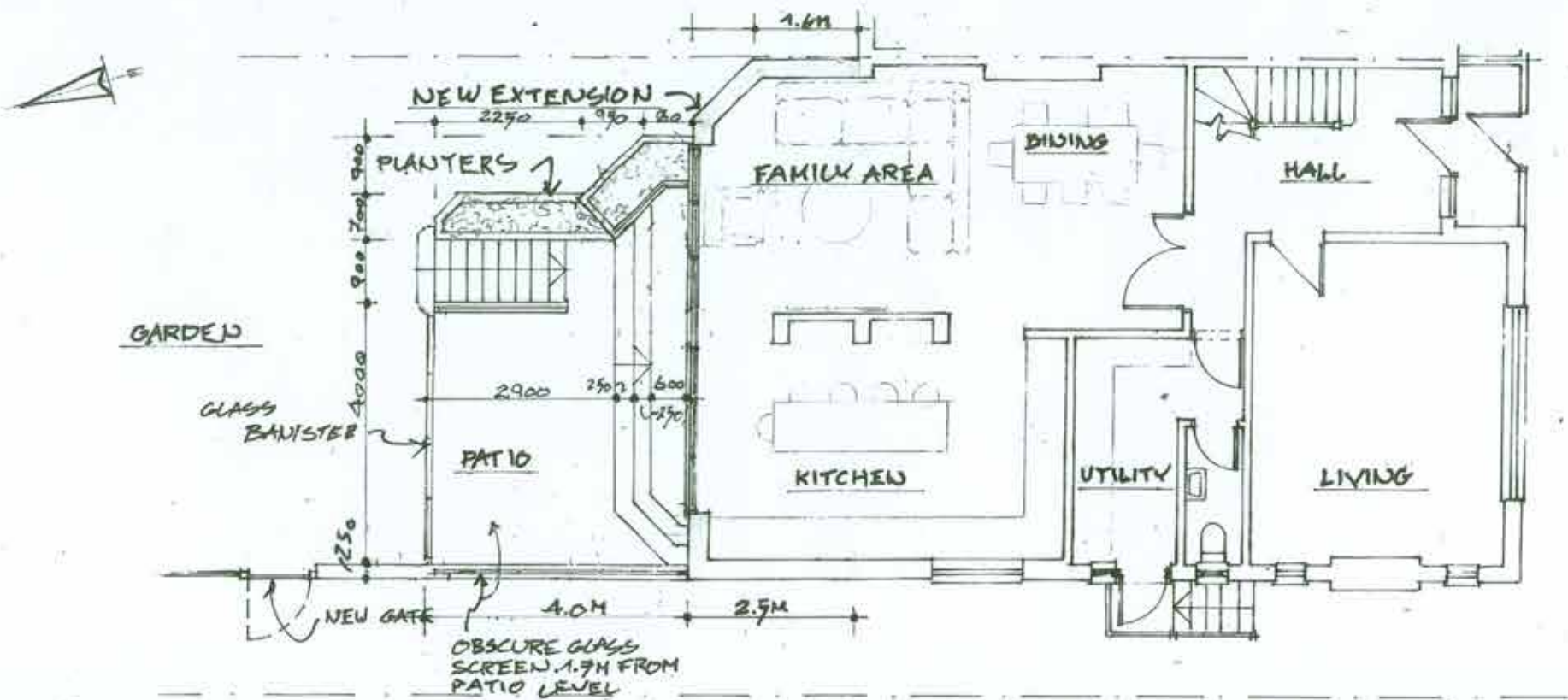
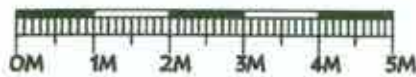
Planning reference number:  
HGY/2020/1547

Description: Conversion of roof from hip to gable, rear dormer window (reduced from unauthorised size) and re-instatement of chimney (part retrospective).

Decision: Approved with Conditions

01

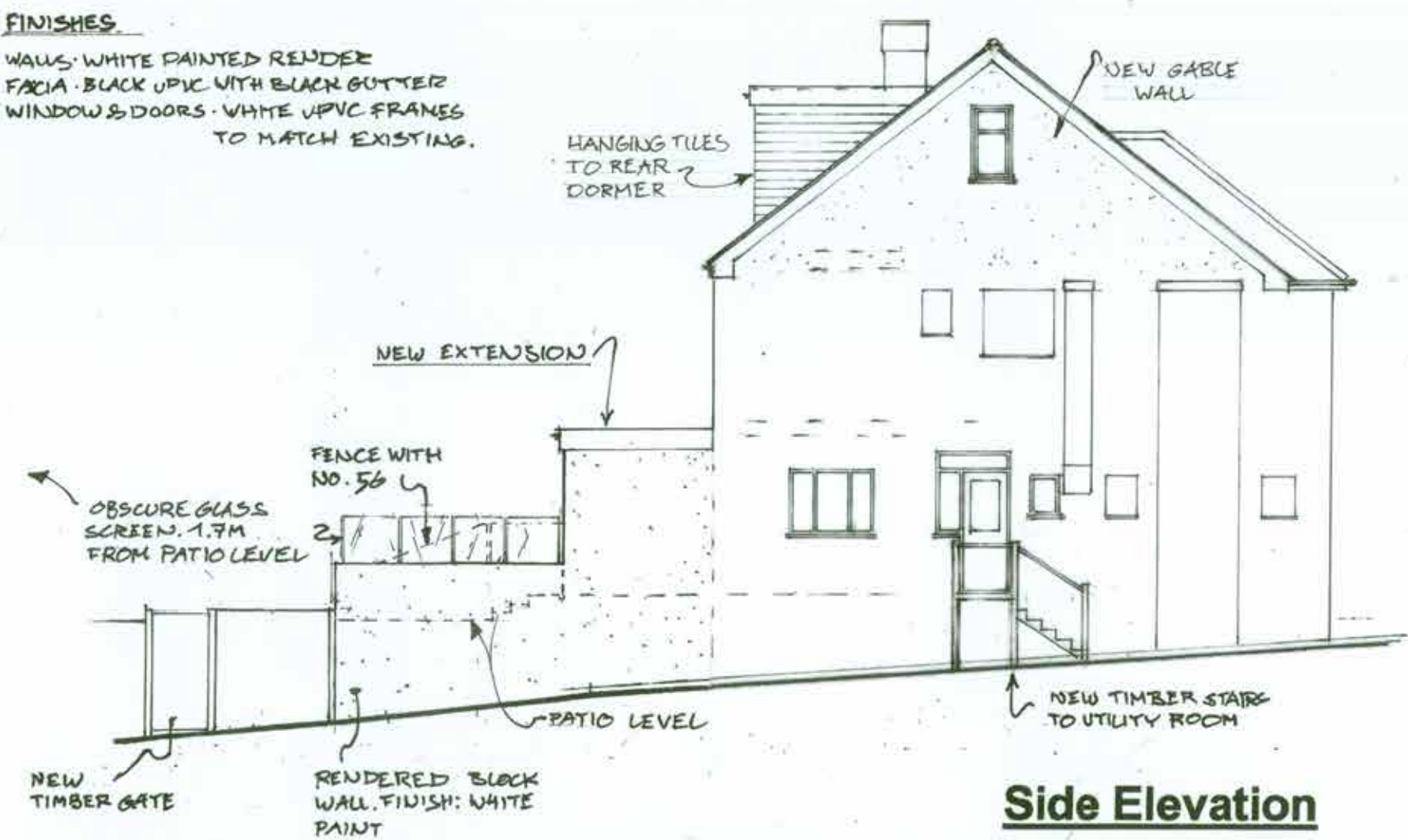
58 VALLANCE ROAD  
LONDON, N22 7UB  
Existing Plan and Elevations  
Scale 1:100@A3  
Drawing No: 58VR18/B



Ground Floor Plan



Rear Elevation



Side Elevation





# Existing Site Location Plan



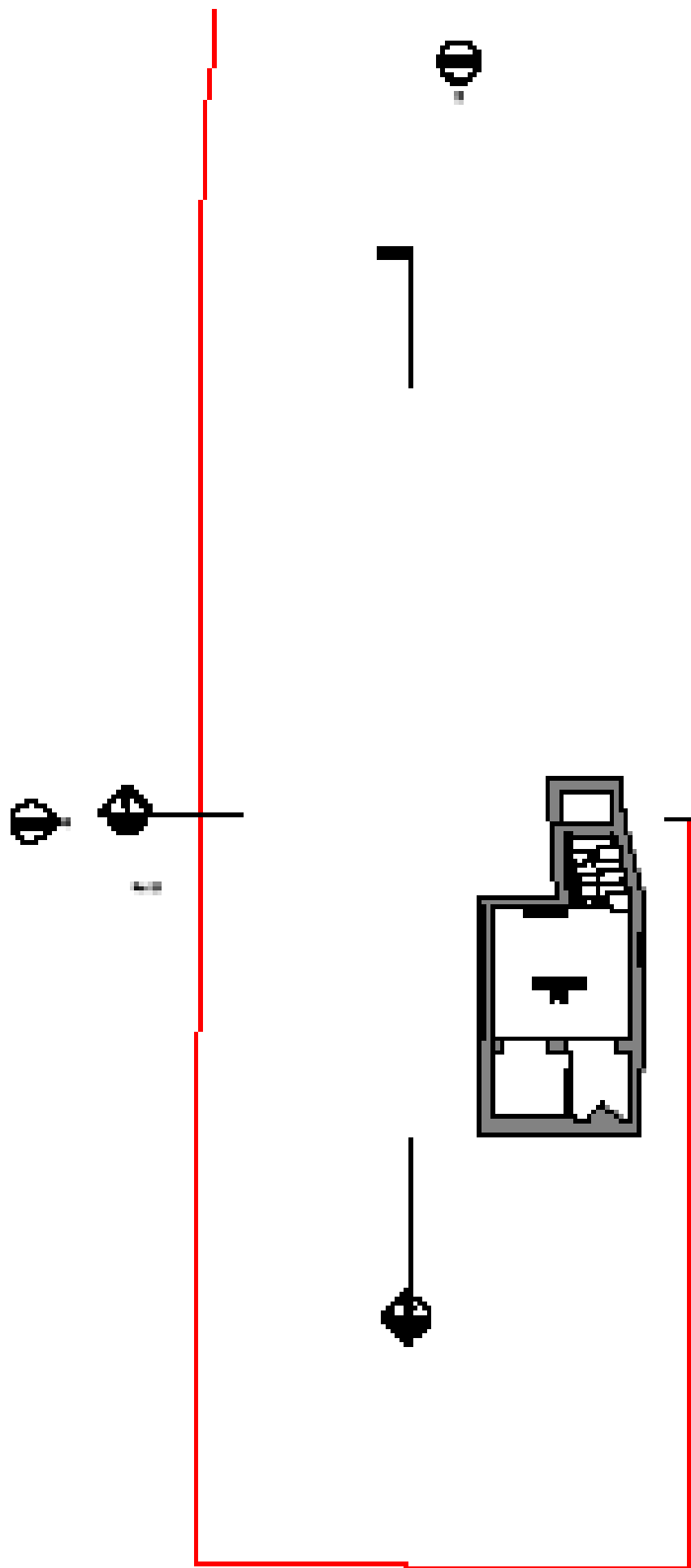
01



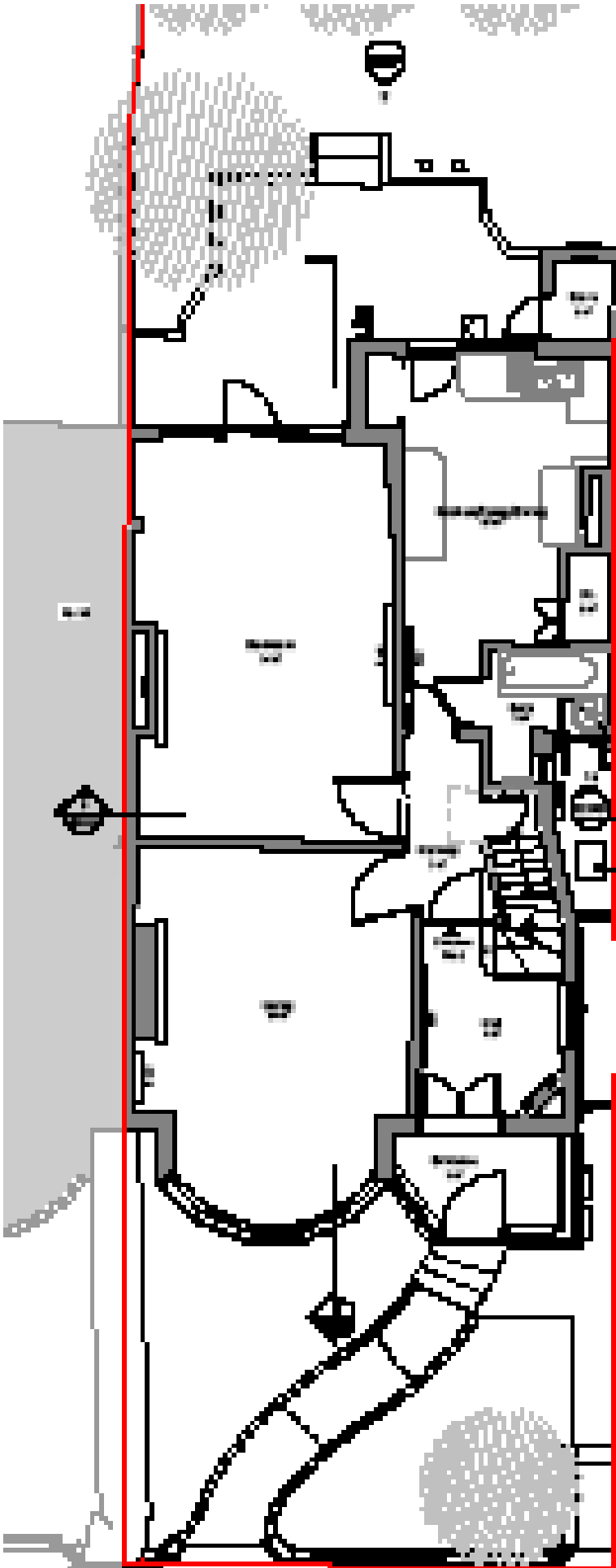
# Existing Plans

Currently, the property comprises of two flats. The residents are currently not utilizing the basement floor.

Level 00 offers a spacious flat with access to the rear garden.



Level 01 Section



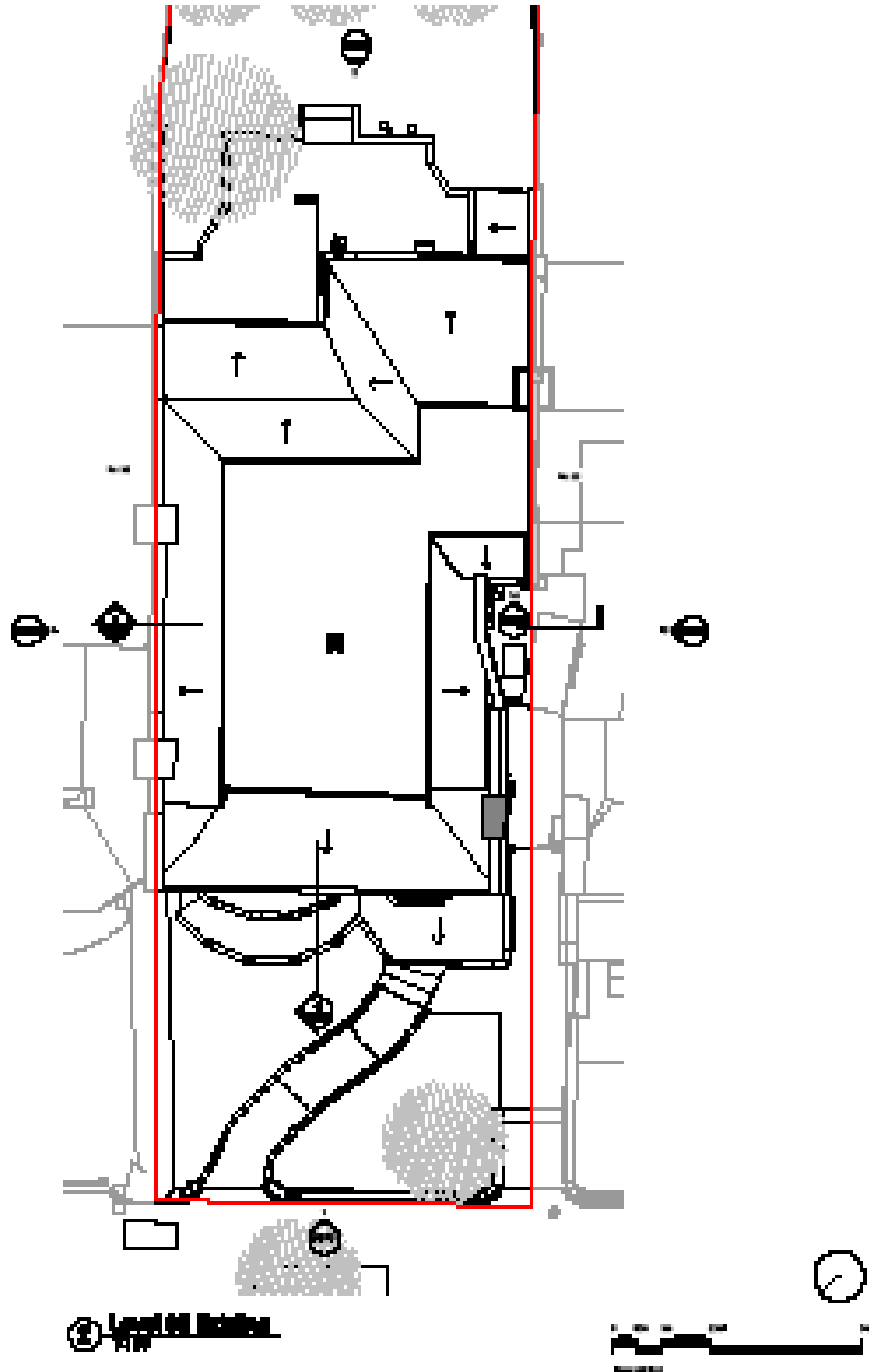
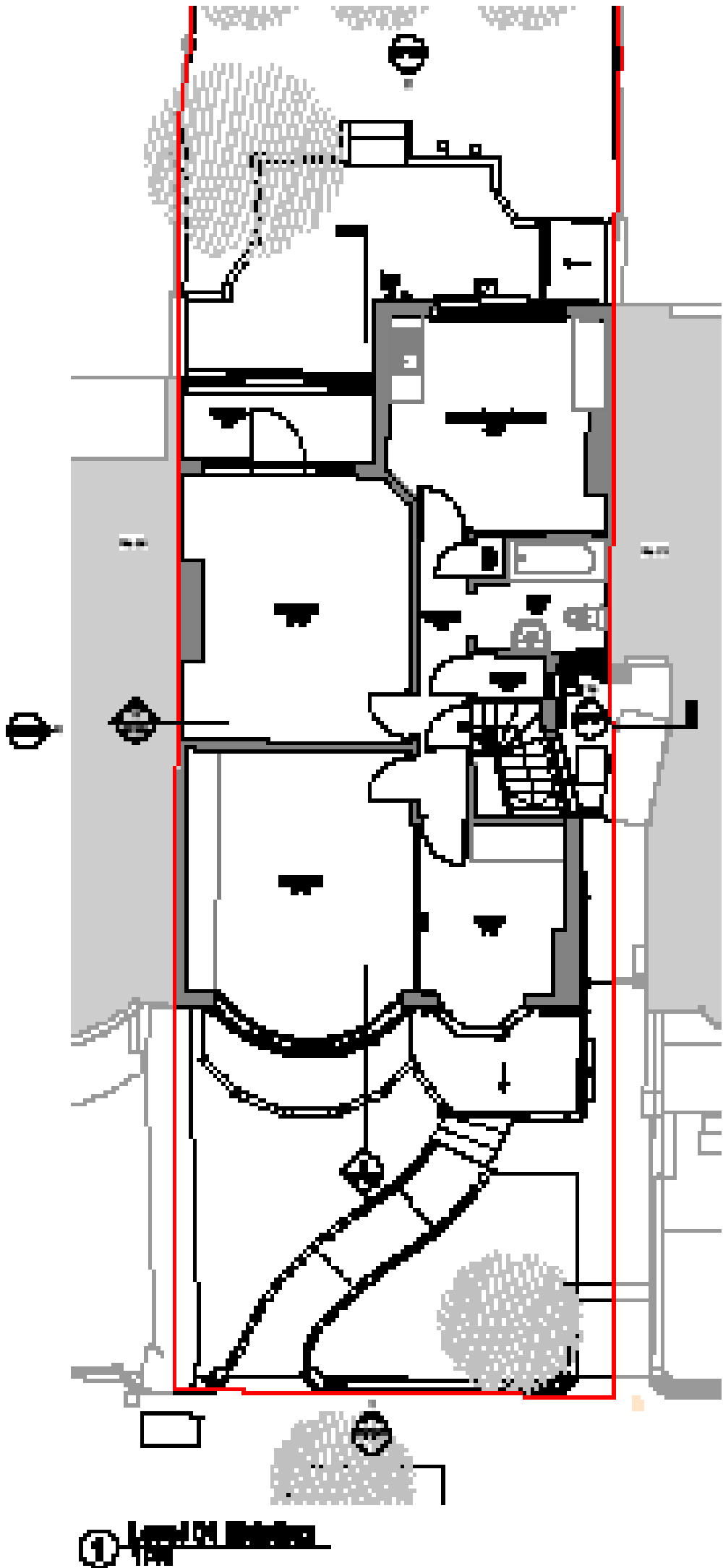
Level 00 Section



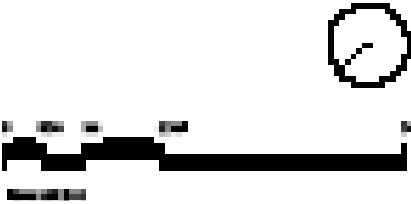
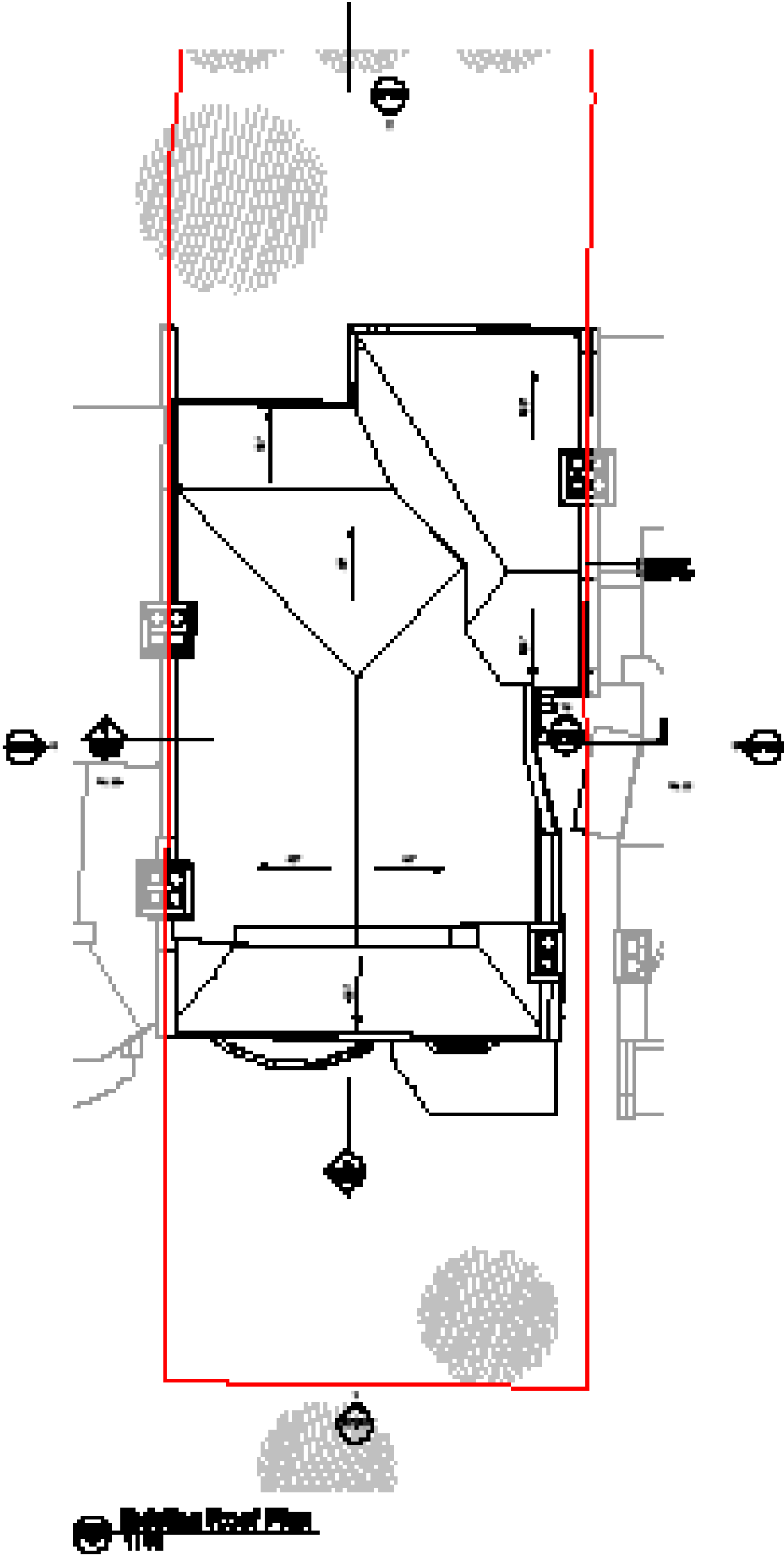
# Existing Plans

Currently, Level 01 includes two bedrooms and a terrace.

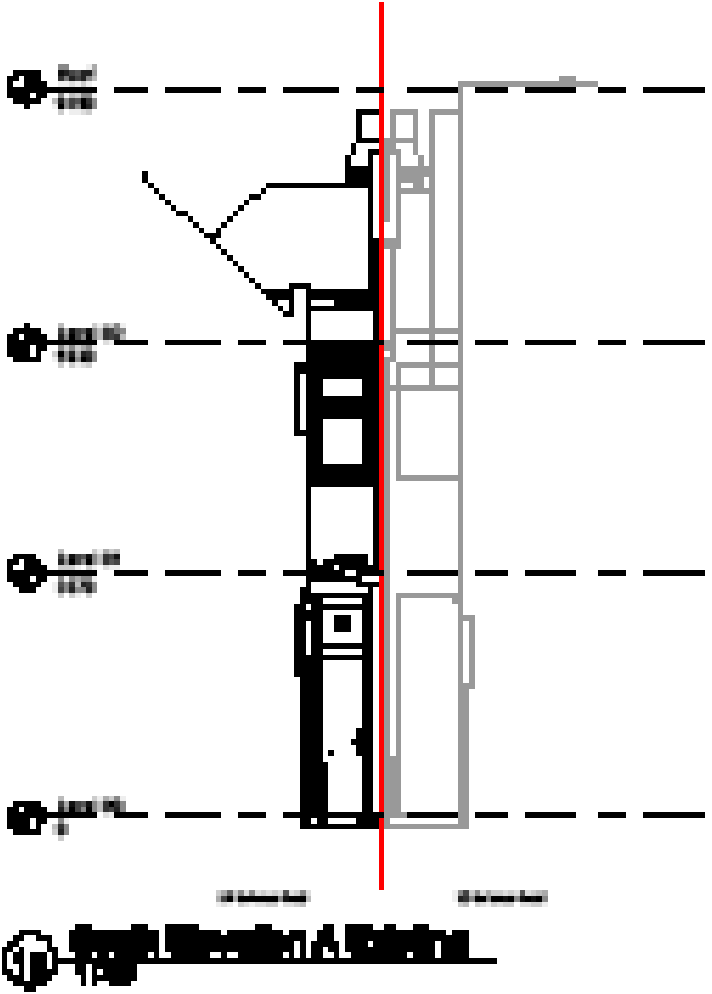
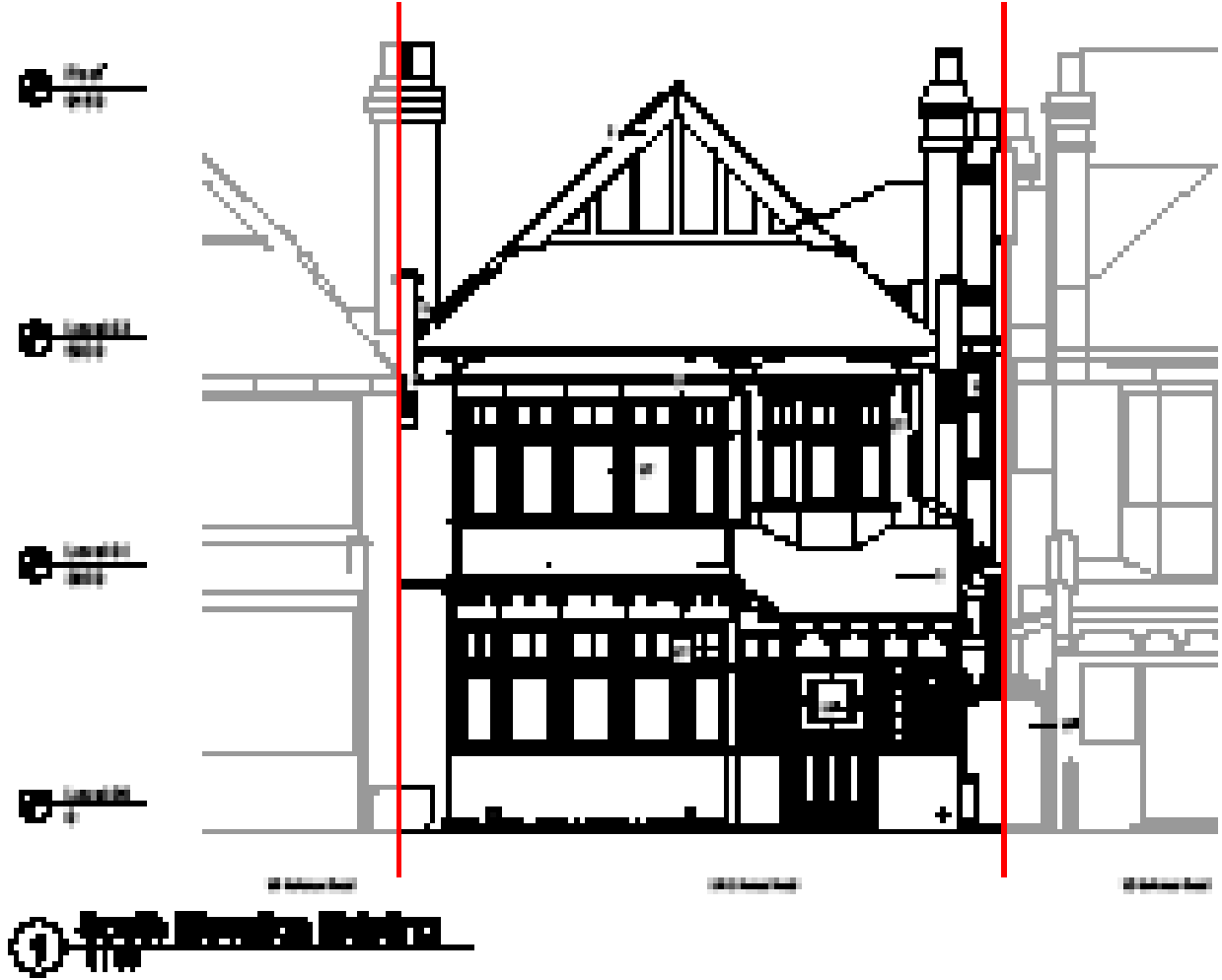
The loft floor is currently unused; the proposal aims to convert the space into a bedroom.



Existing Roof  
Plan



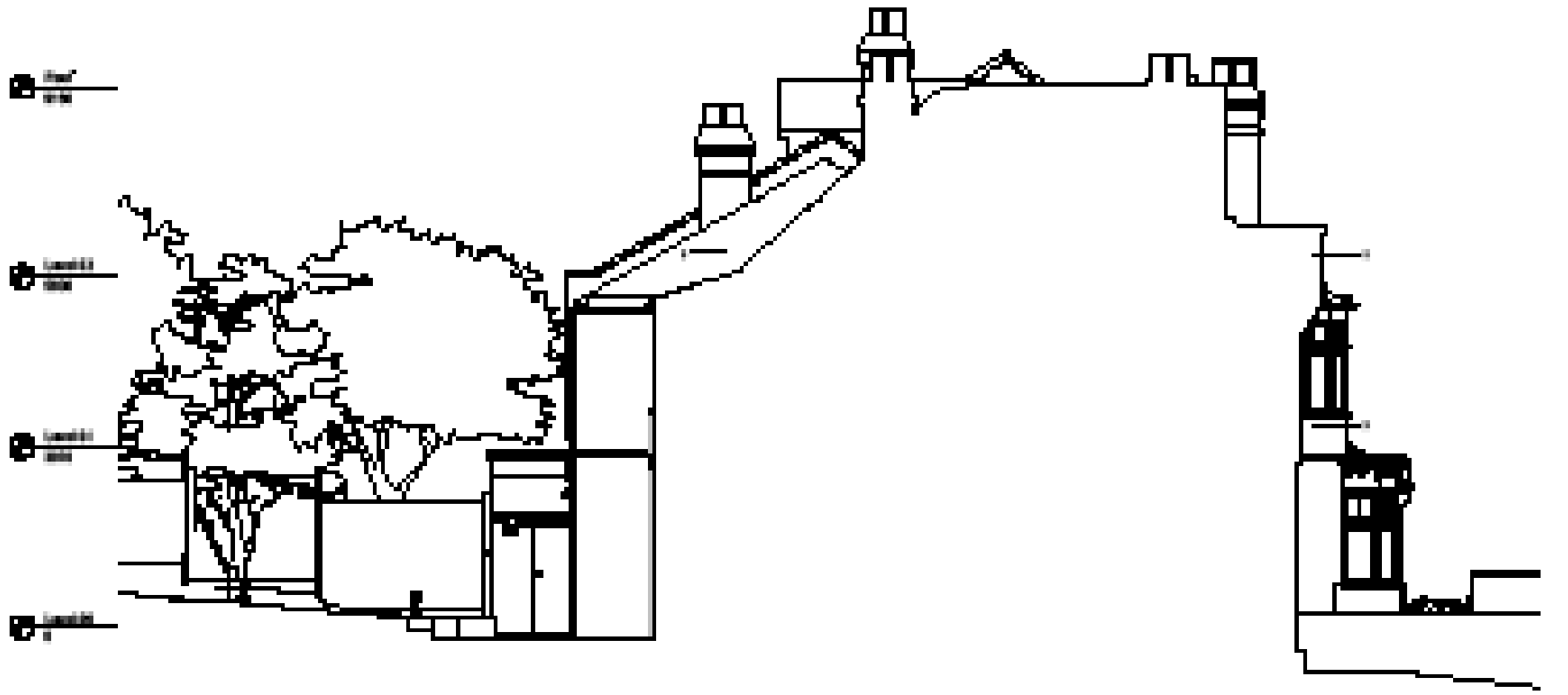
Existing  
Elevations



Existing  
Elevations



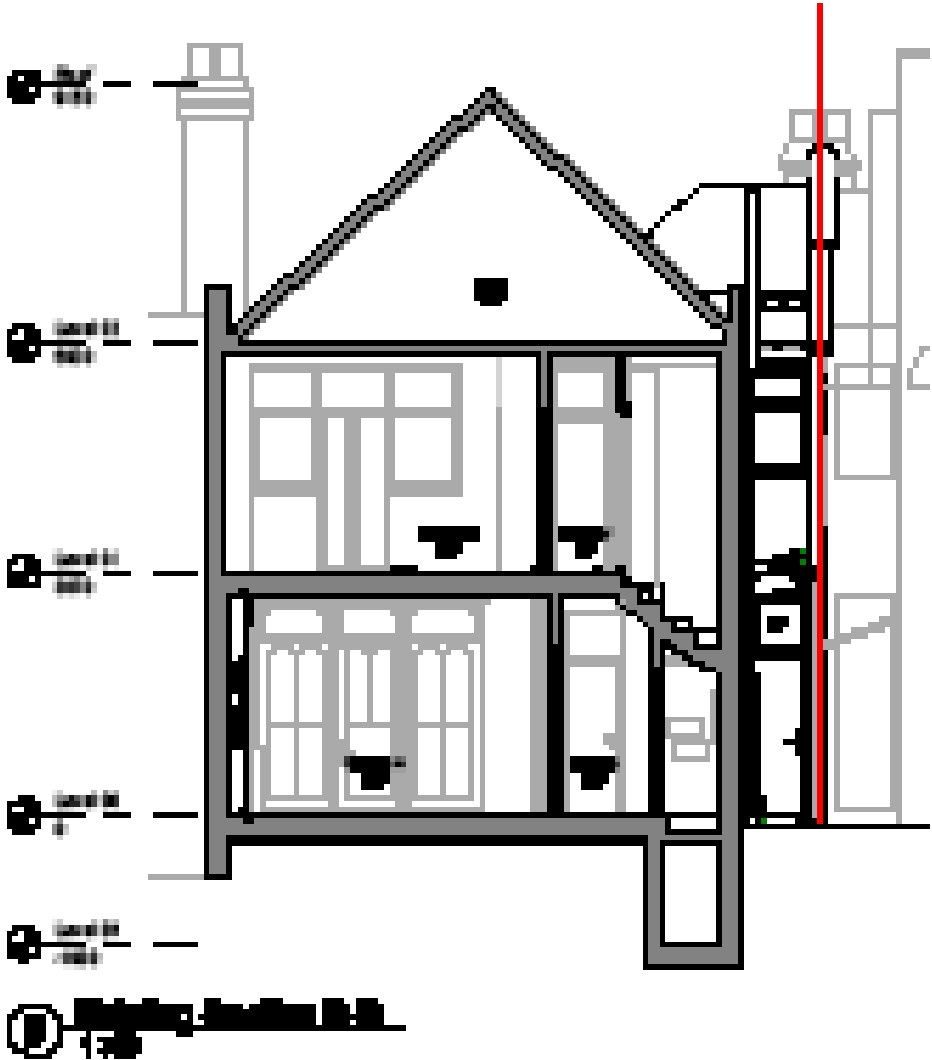
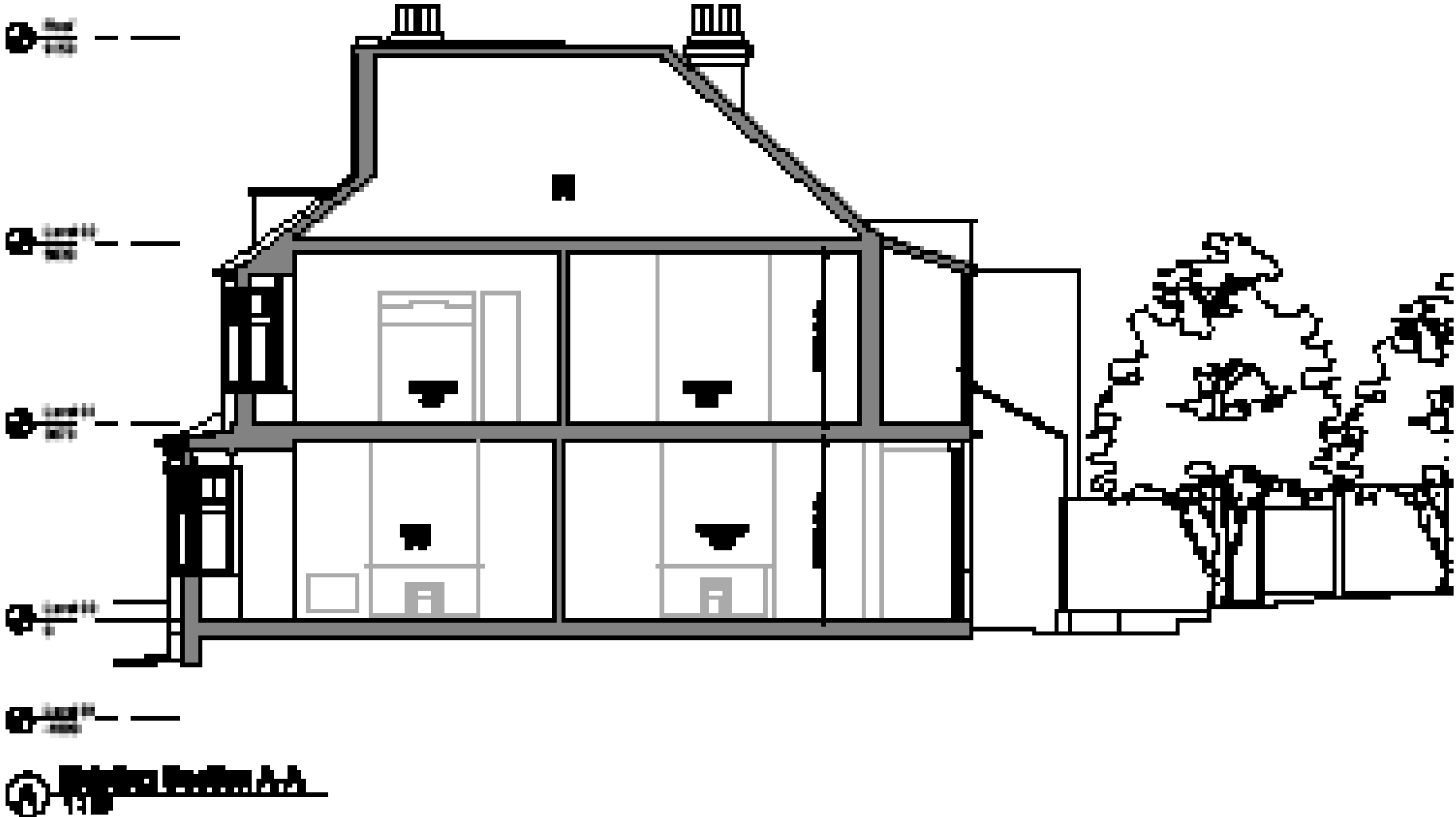
③ **East Elevation Elevation**



④ **West Elevation Elevation**



Existing  
Sections





# Local Planning Policies

The proposal aligns with the criteria outlined in the London Plan, which aims to address the city’s housing needs with a London-wide target of 490,000 additional homes.

The proposal adheres to the development management criteria by satisfying the requirements for practical and purposeful internal configurations.

The proposal aligns with the criteria for ‘Haringey’s Development Management Plan’ in DM16 by fulfilling requirements for satisfactory levels of amenity space, privacy, daylight, parking and access, as well as providing adequate and conveniently located refuse storage and collection facilities.



Moreover, the plan includes the introduction of more self-contained flats to meet the demand for housing supply.

The proposal aligns with the criteria for sustainable development, fostering a robust economy, utilizing land effectively, creating well-designed spaces, promoting sustainable transport, and contributing to overall well-being.

The proposal aligns with the ‘Optimising Housing Potential’ policy by ensuring a variety of dwelling sizes are generated.

The design of the proposal discourages overconcentration and advocates for a more diverse range of unit sizes, including larger units suitable for families through the development.

The design aims to provide larger family homes to address Haringey’s housing requirements. The proposal includes adequate levels of amenity space, privacy, daylight, parking, and access, as well as satisfactory refuse storage and collection facilities.

Appropriate and thoughtful use of high-quality matching and complementary materials is proposed with consideration to the context of Vallance Road.

The design aligns with Policy DM9 of the Development Management, ensuring that alterations and extensions to existing buildings in Conservation Areas harmonize with the architectural style, scale, proportions, materials, and details of the host building, avoiding any appearance of being overbearing or intrusive.

The proposal meets the London Plan Policy D6 mandate for housing developments by delivering well-proportioned rooms with comfortable and functional layouts.

The proposals ensures ample daylight and sunlight provision while minimizing overshadowing, in accordance with the guidelines outlined in Plan Policy D6 of the London Plan.

# Technical Space Standards

These technical space standards requirements ensure that the internal gross area adequately accommodates the specified number of bedrooms and bed spaces for each flat, this has been taken into consideration in the proposal. Please refer to the drawings for details.

01

Table 1 - Minimum gross internal floor areas and storage (m<sup>2</sup>)

| Number of bedrooms(b) | Number of bed spaces (persons) | 1 storey dwellings | 2 storey dwellings | 3 storey dwellings | Built-in storage |
|-----------------------|--------------------------------|--------------------|--------------------|--------------------|------------------|
| 1b                    | 1p                             | 39 (37) *          |                    |                    | 1.0              |
|                       | 2p                             | 50                 | 58                 |                    | 1.5              |
| 2b                    | 3p                             | 61                 | 70                 |                    | 2.0              |
|                       | 4p                             | 70                 | 79                 |                    |                  |
| 3b                    | 4p                             | 74                 | 84                 | 90                 | 2.5              |
|                       | 5p                             | 86                 | 93                 | 99                 |                  |
|                       | 6p                             | 95                 | 102                | 108                |                  |
| 4b                    | 5p                             | 90                 | 97                 | 103                | 3.0              |
|                       | 6p                             | 99                 | 106                | 112                |                  |
|                       | 7p                             | 108                | 115                | 121                |                  |
|                       | 8p                             | 117                | 124                | 130                |                  |
| 5b                    | 6p                             | 103                | 110                | 116                | 3.5              |
|                       | 7p                             | 112                | 119                | 125                |                  |
|                       | 8p                             | 121                | 128                | 134                |                  |
| 6b                    | 7p                             | 116                | 123                | 129                | 4.0              |
|                       | 8p                             | 125                | 132                | 138                |                  |



# Precedent

The proposed brick will match the existing building. The brick will serve as a plinth with a white render to full height of the extension. The brick plinth serves as a robust foundation, adding a sense of solidity and rootedness to the structure.

The proposal aims to add a subtle element of architectural design quality, including some feature brickwork to add aesthetic value.

The tones and texture of the brick evoke a connection to architectural heritage, anchoring the building within its surroundings.



01 Bridgewater Road by AFTS  
02 Bridgewater Road by AFTS  
03 Residential Extension by Studio 1 Architects

01



02



03



## Precedent

Vallance Road in North London exudes a character of dormer roofs. These architectural elements not only contribute to the aesthetic appeal of the homes but also serve a practical purpose by maximizing living space within the confines of the roof structure.

Using the existing properties of Vallance Road, we have chosen to follow suit in the design.

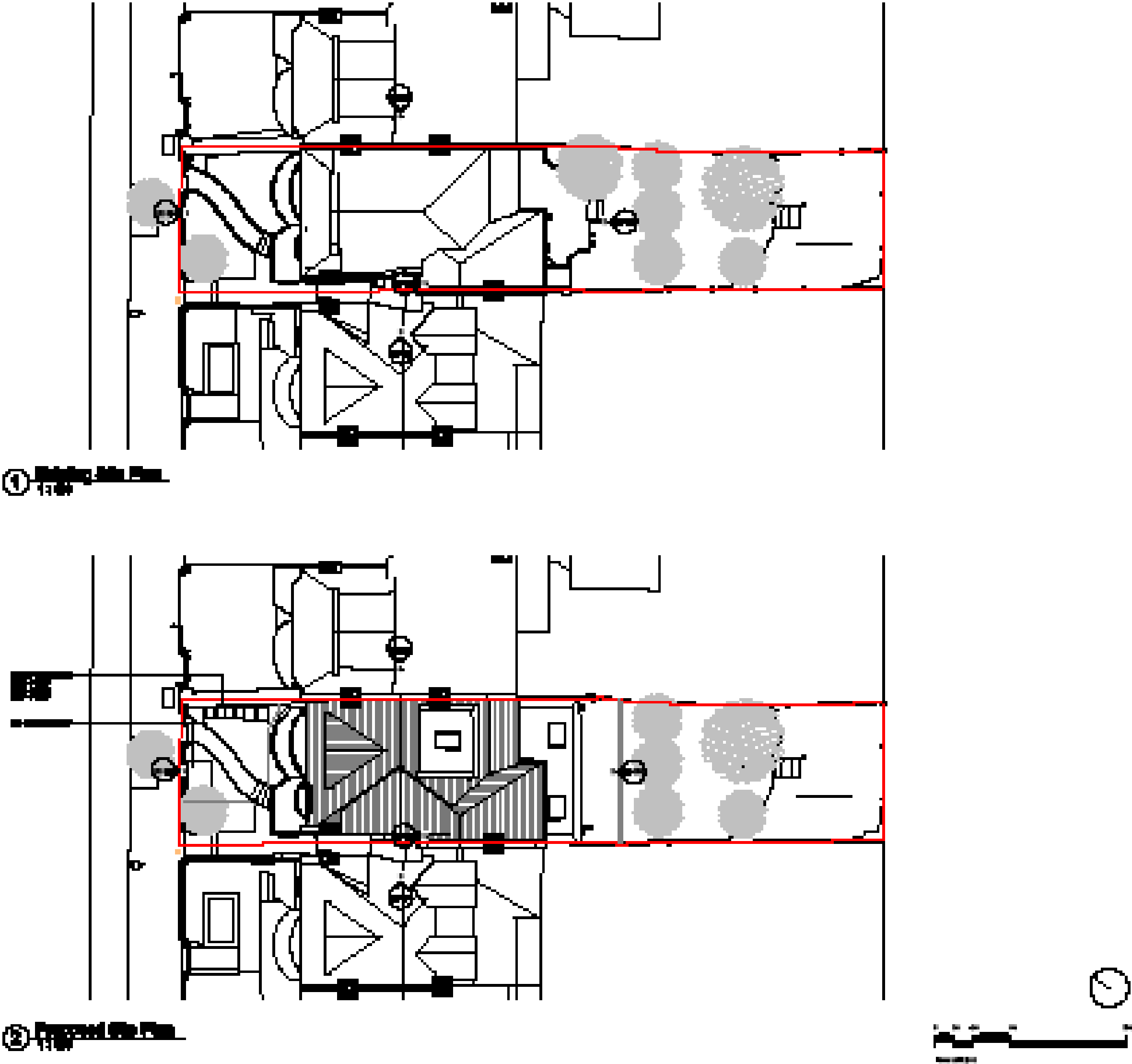
By incorporating dormer roofs into our architectural plans, we aim to capture the unique character, maximise living space and functionality that define the residences on site.



# Existing & Proposed Site Plan

All the planned developments are proportionate to the surroundings.

The proposed design will maintain the existing access to the site without any alterations.

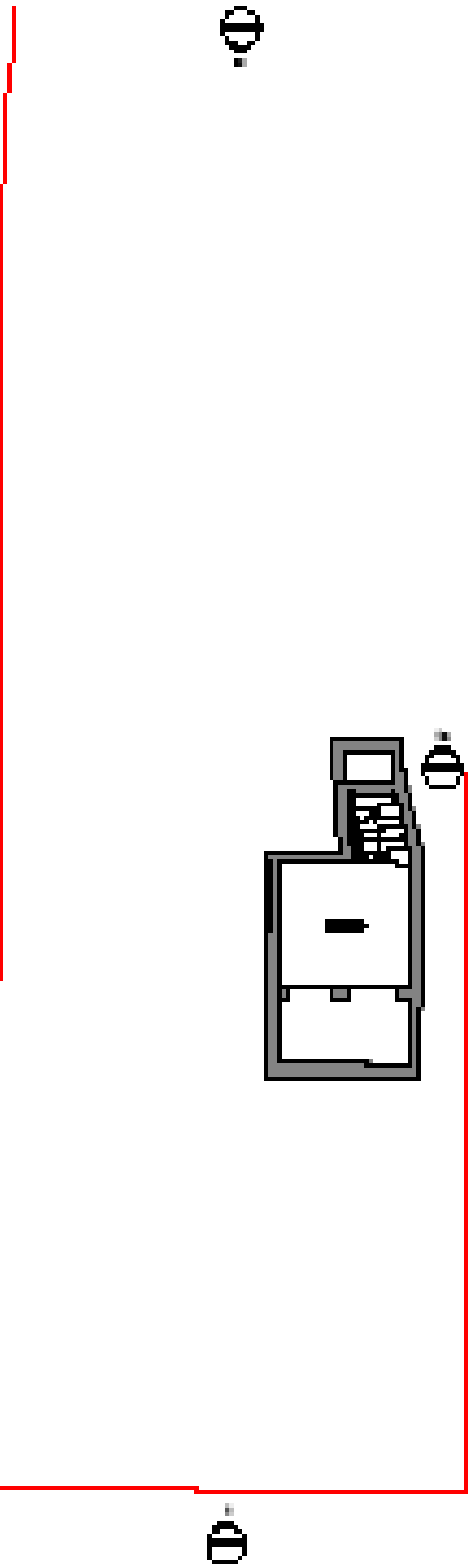


# Proposed Plans

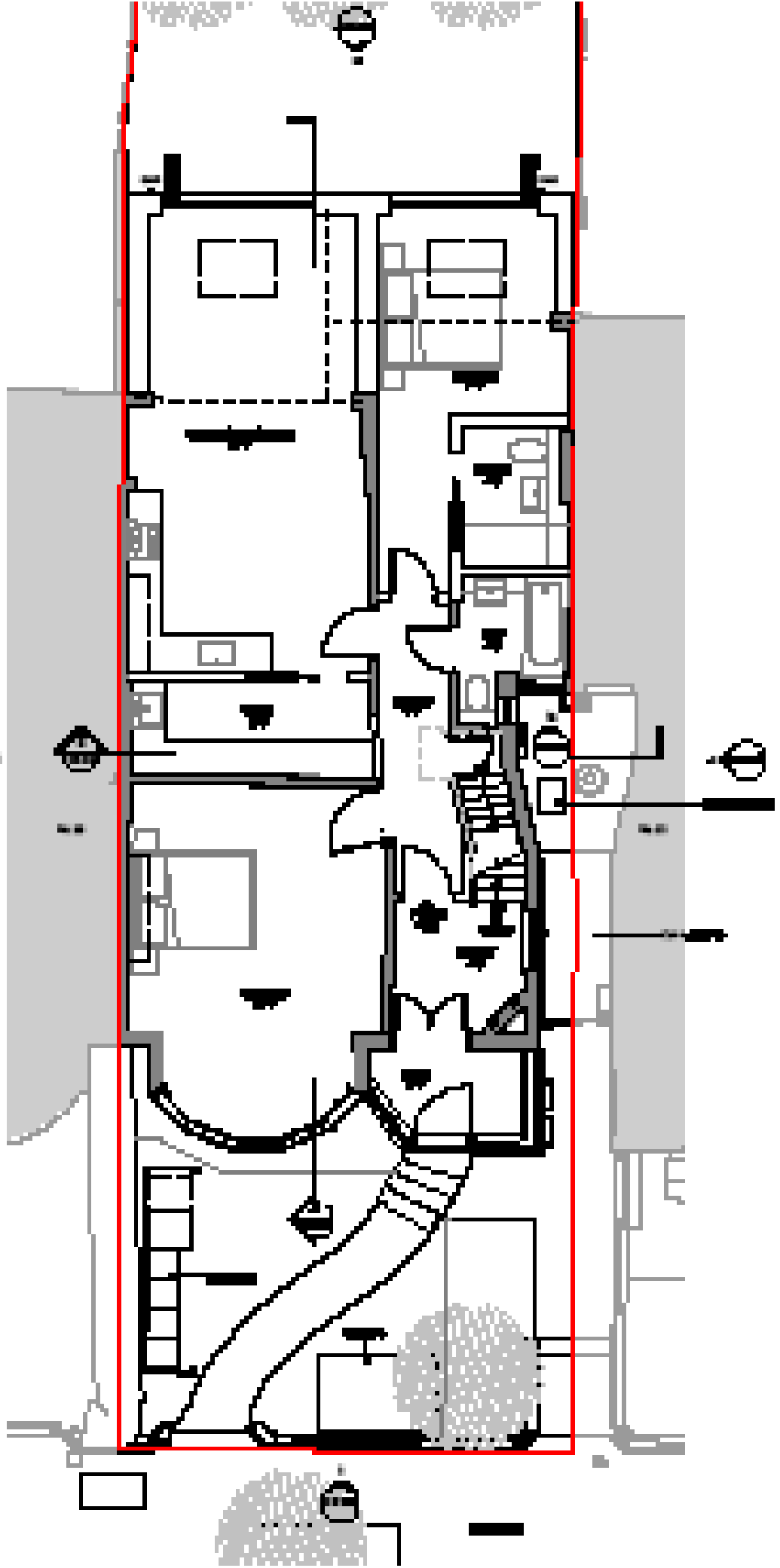
The proposed plans includes a level 00 flat and two additional flats designated on level 01 and 02.

The proposal involves reconfiguring the building to create three self-contained flats, enhancing natural light and providing adequate living standards.

|          | Number of bedrooms (b) | Number of bed spaces (persons) | Total Area       | Gross Internal Area required |
|----------|------------------------|--------------------------------|------------------|------------------------------|
| Level 00 | 2b                     | 4p                             | 81m <sup>2</sup> | 70m <sup>2</sup>             |
| Level 01 | 2b                     | 4p                             | 57m <sup>2</sup> | 50m <sup>2</sup>             |
| Level 02 | 1b                     | 1p                             | 47m <sup>2</sup> | 37m <sup>2</sup>             |



Level 01 Proposed

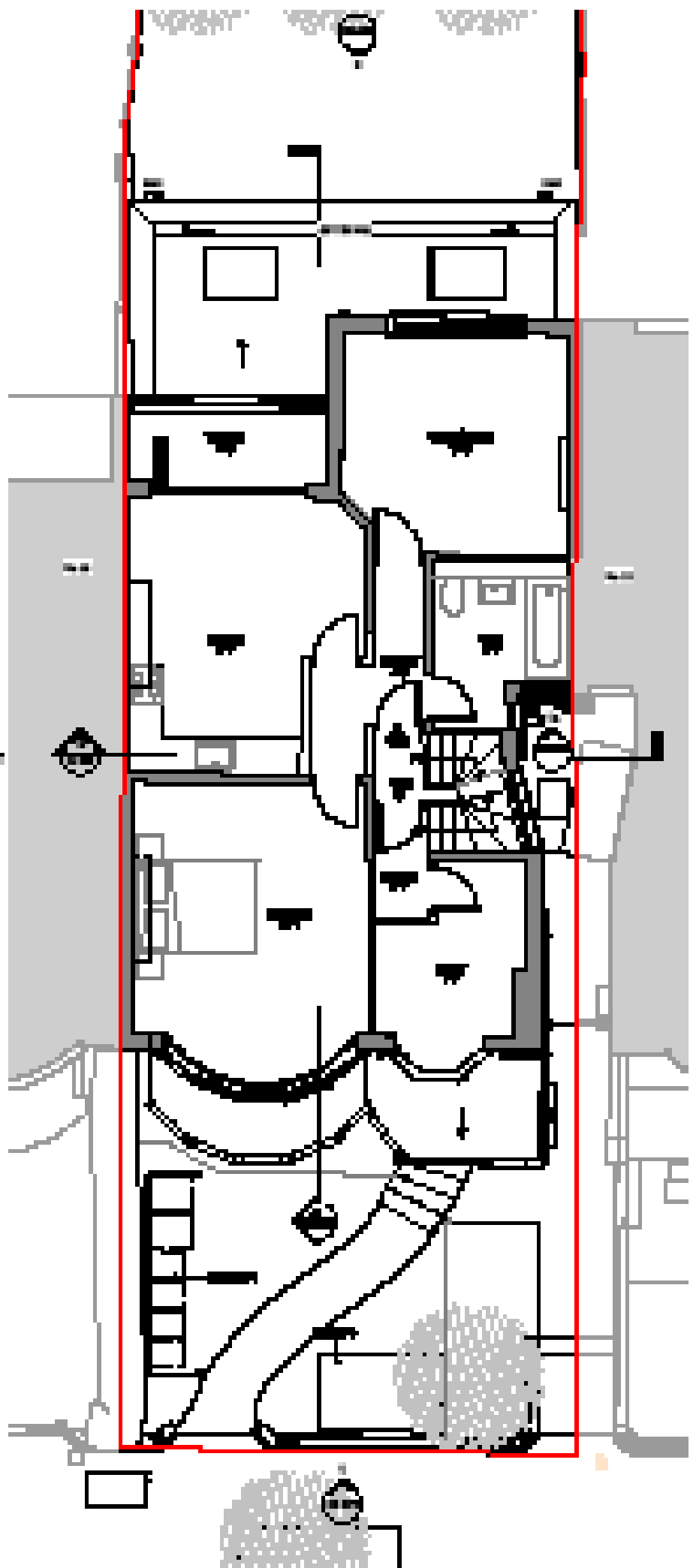


Level 00 Proposed

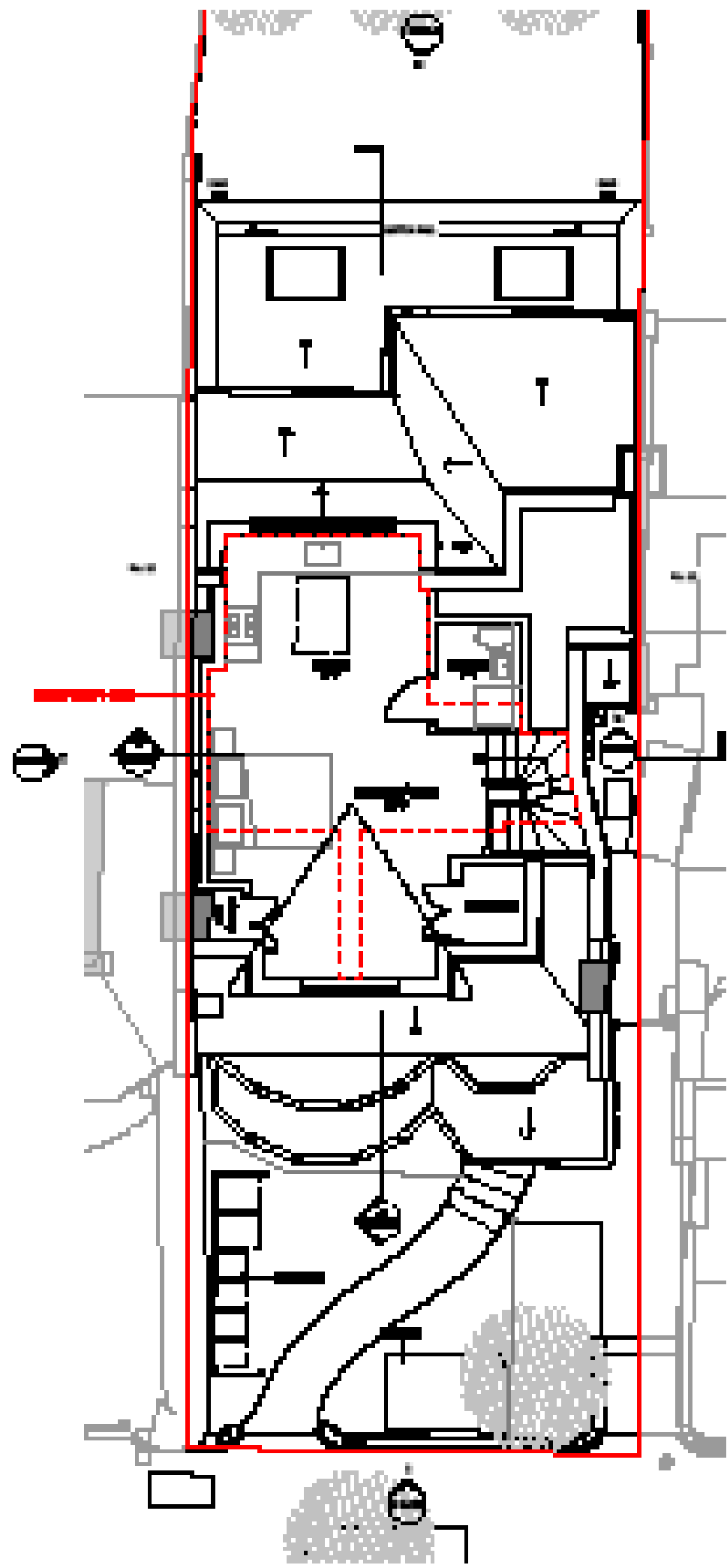


Proposed Plans

|          | Number of bedrooms (b) | Number of bed spaces (persons) | Total Area       | Gross Internal Area required |
|----------|------------------------|--------------------------------|------------------|------------------------------|
| Level 00 | 2b                     | 4p                             | 81m <sup>2</sup> | 70m <sup>2</sup>             |
| Level 01 | 2b                     | 4p                             | 57m <sup>2</sup> | 50m <sup>2</sup>             |
| Level 02 | 1b                     | 1p                             | 47m <sup>2</sup> | 37m <sup>2</sup>             |



1 Level 00 Proposed  
1:100



2 Level 01 Proposed  
1:100

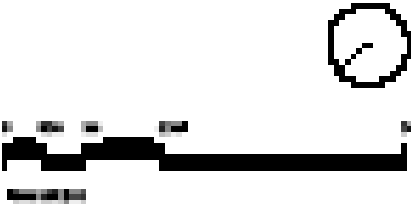
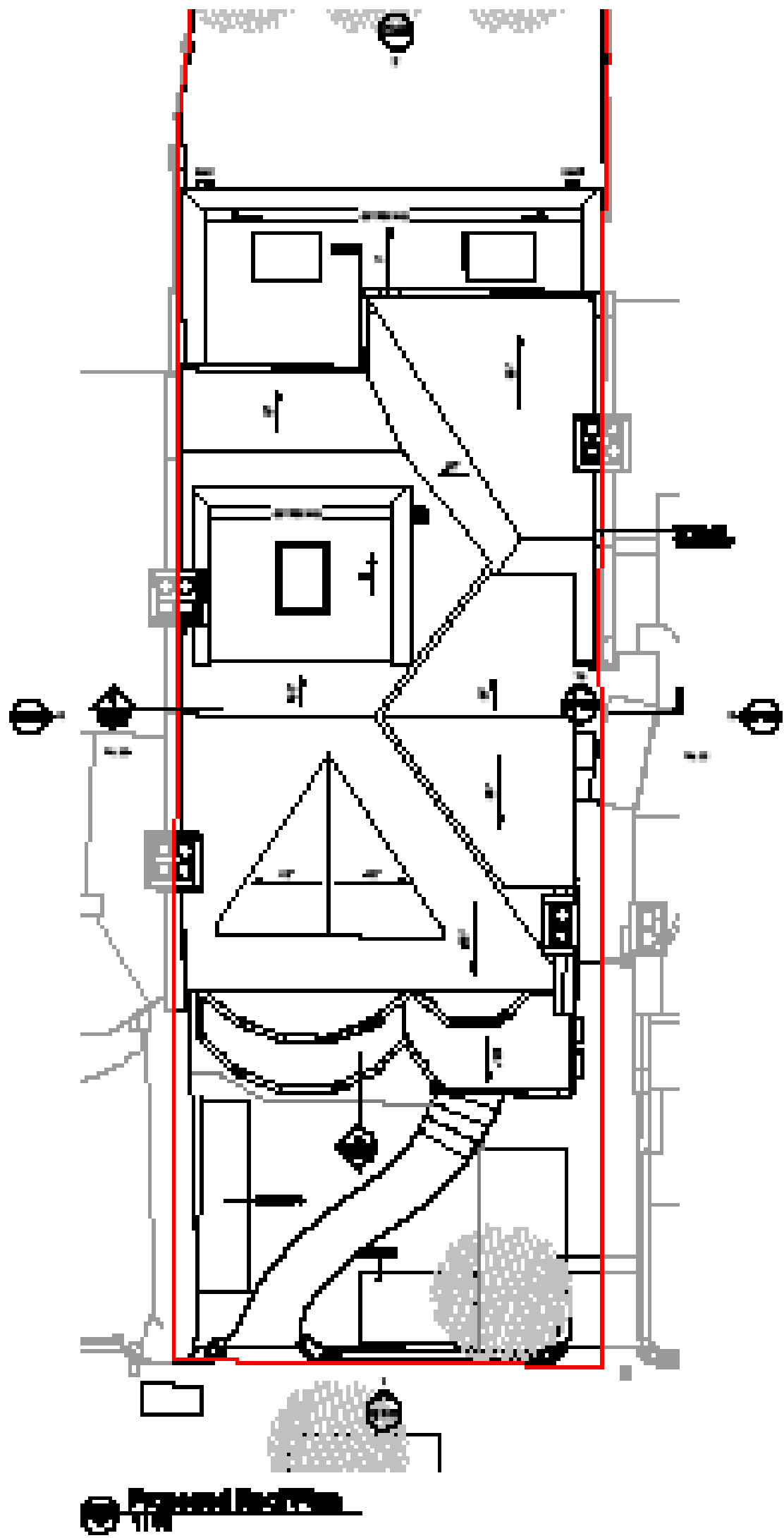


# Proposed Roof Plan

The planned dormer roof is designed to be flat, featuring concealed gutters for a neater appearance. The introduction of rooflights will be concealed from external view due to the parapet detail.

Additionally, the roof modification involves incorporating a 1 degree slope for effective rainwater control, along with the installation of new gutters and a rainwater pipe.

|          | Number of bedrooms (b) | Number of bed spaces (persons) | Total Area       | Gross Internal Area required |
|----------|------------------------|--------------------------------|------------------|------------------------------|
| Level 00 | 2b                     | 4p                             | 81m <sup>2</sup> | 70m <sup>2</sup>             |
| Level 01 | 2b                     | 4p                             | 57m <sup>2</sup> | 50m <sup>2</sup>             |
| Level 02 | 1b                     | 1p                             | 47m <sup>2</sup> | 37m <sup>2</sup>             |





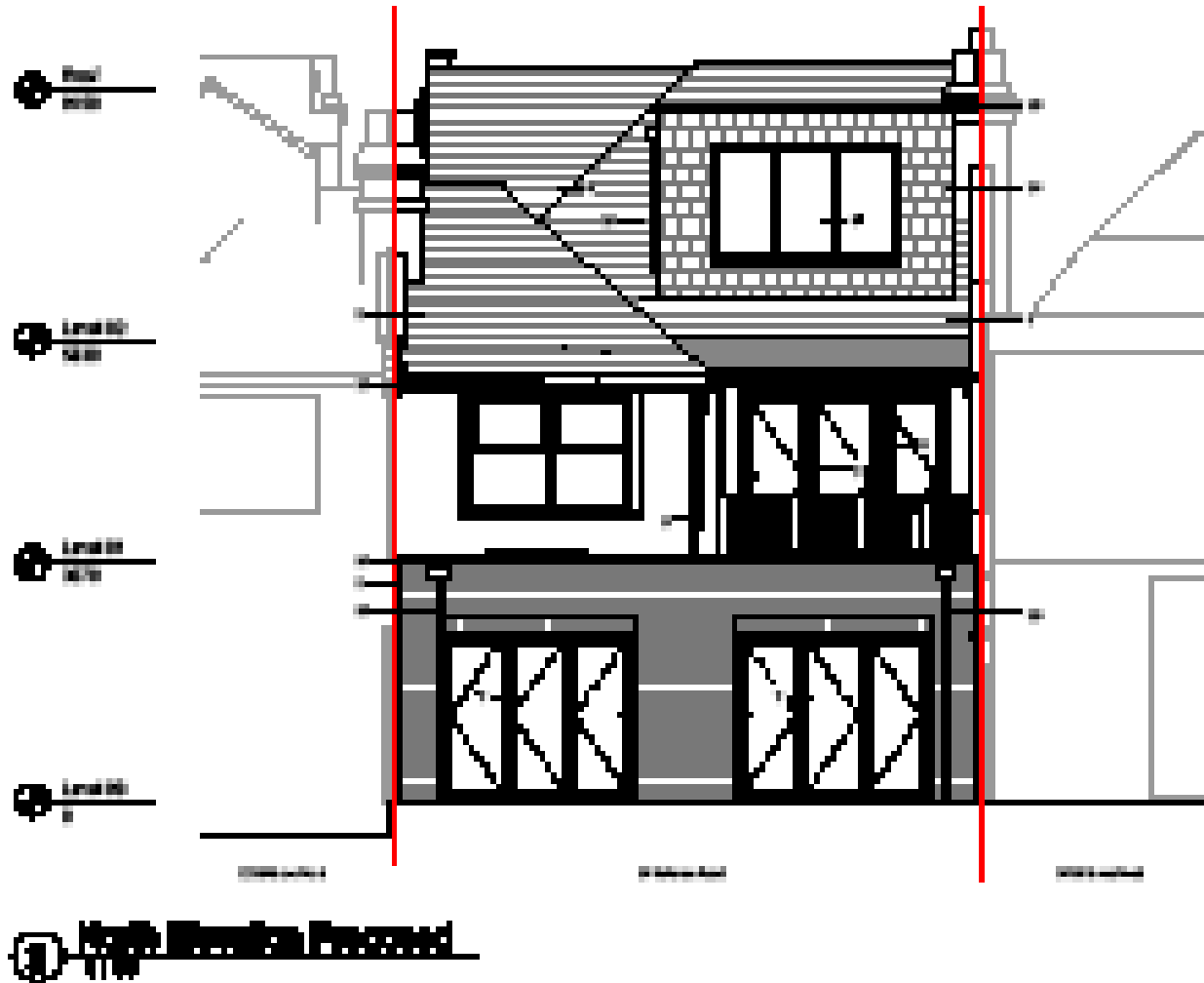
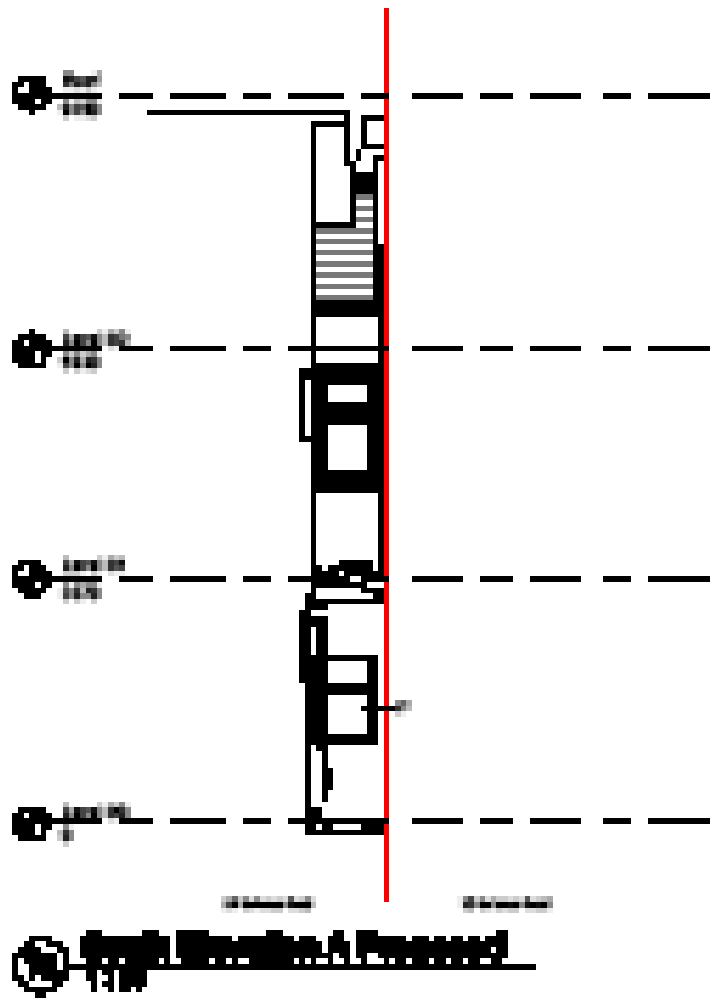
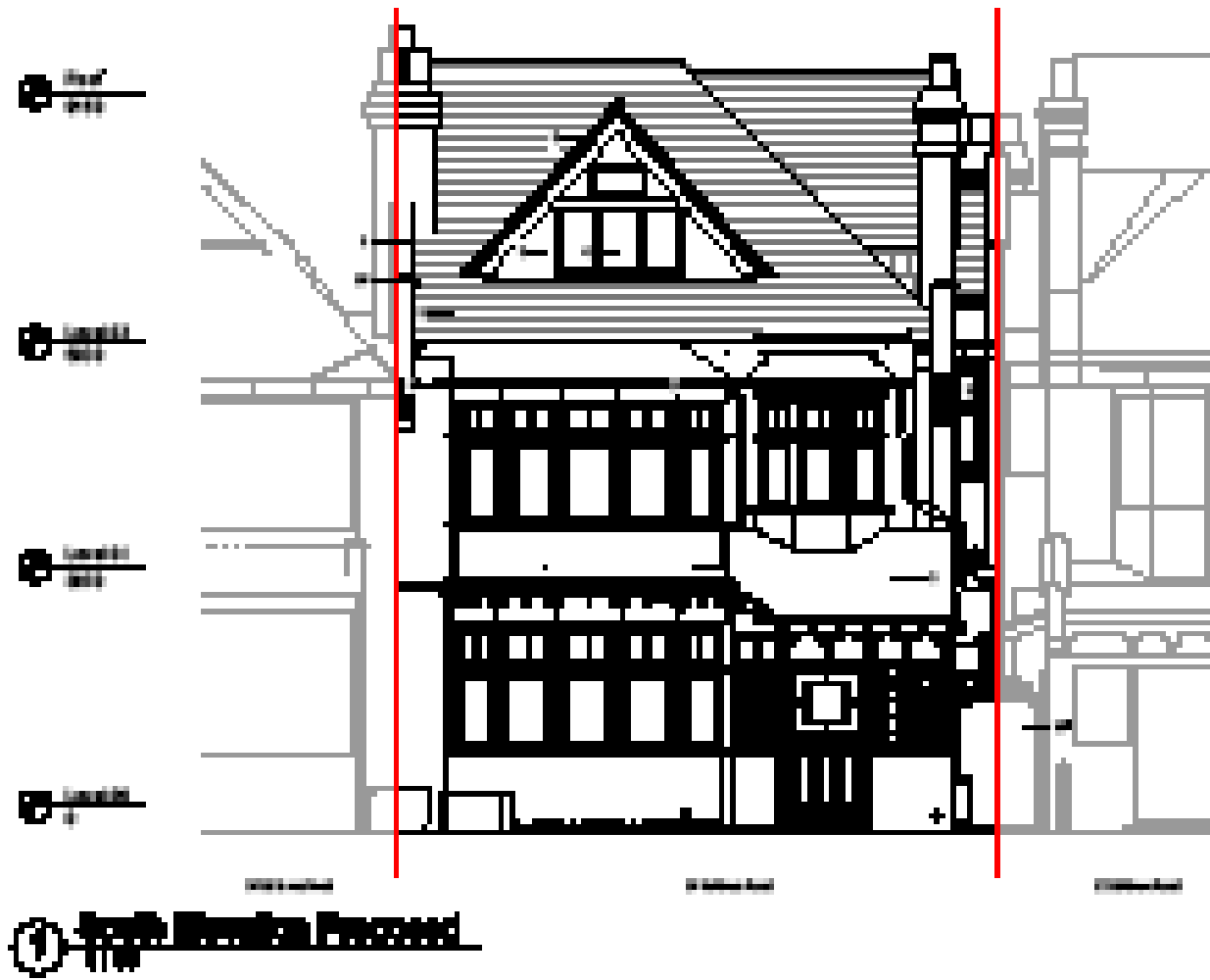
# Proposed Elevations

The proposed dormer extension will have a flat roof where the highest point of the roof will be a maximum of 3 meters, and the eaves will be a maximum of 3.1 meters in height.

The proposed rear extension materials will be bricked to match the existing property. The proposed dormer cladding material will match the existing tone of the property.

The installation of new windows and doors does not result in any privacy issues.

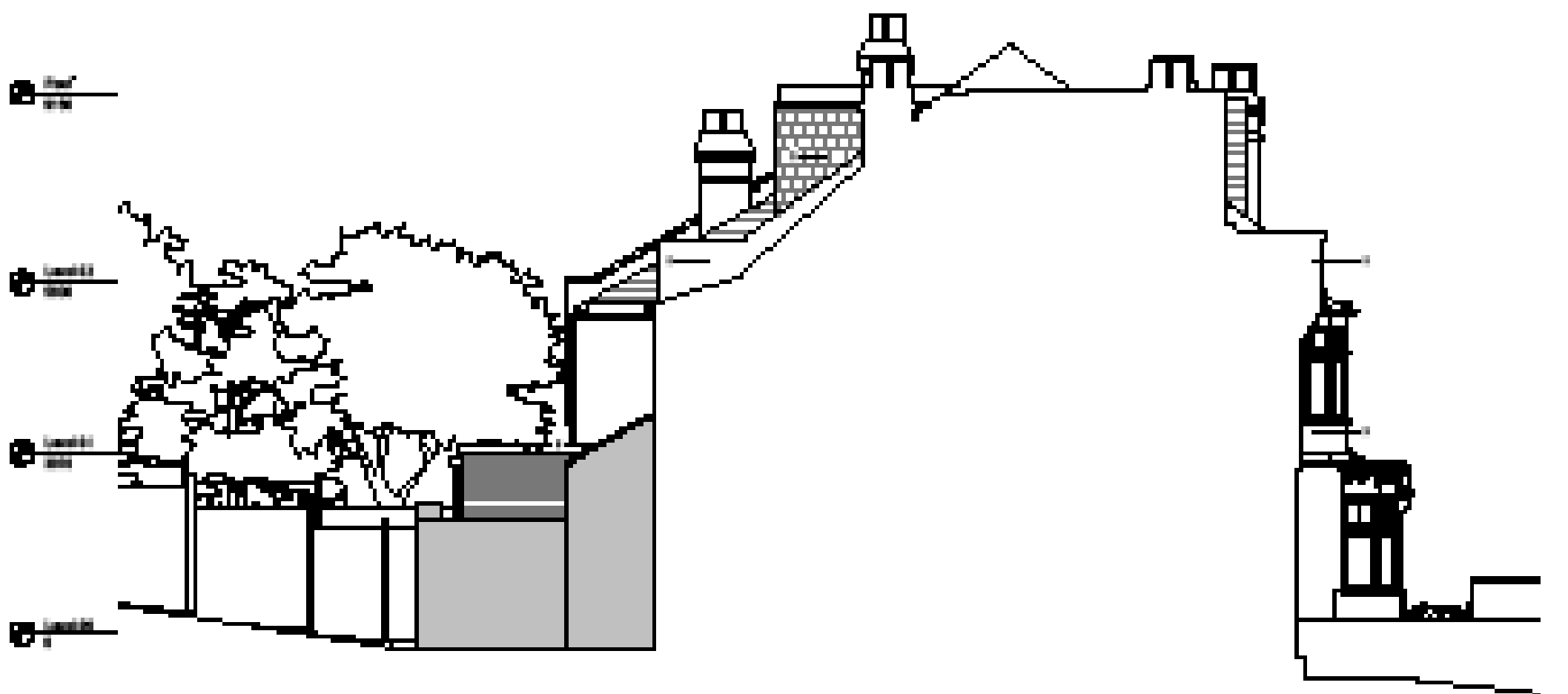
The design responds to preserving the local character of the conservation area.



Proposed  
Elevations



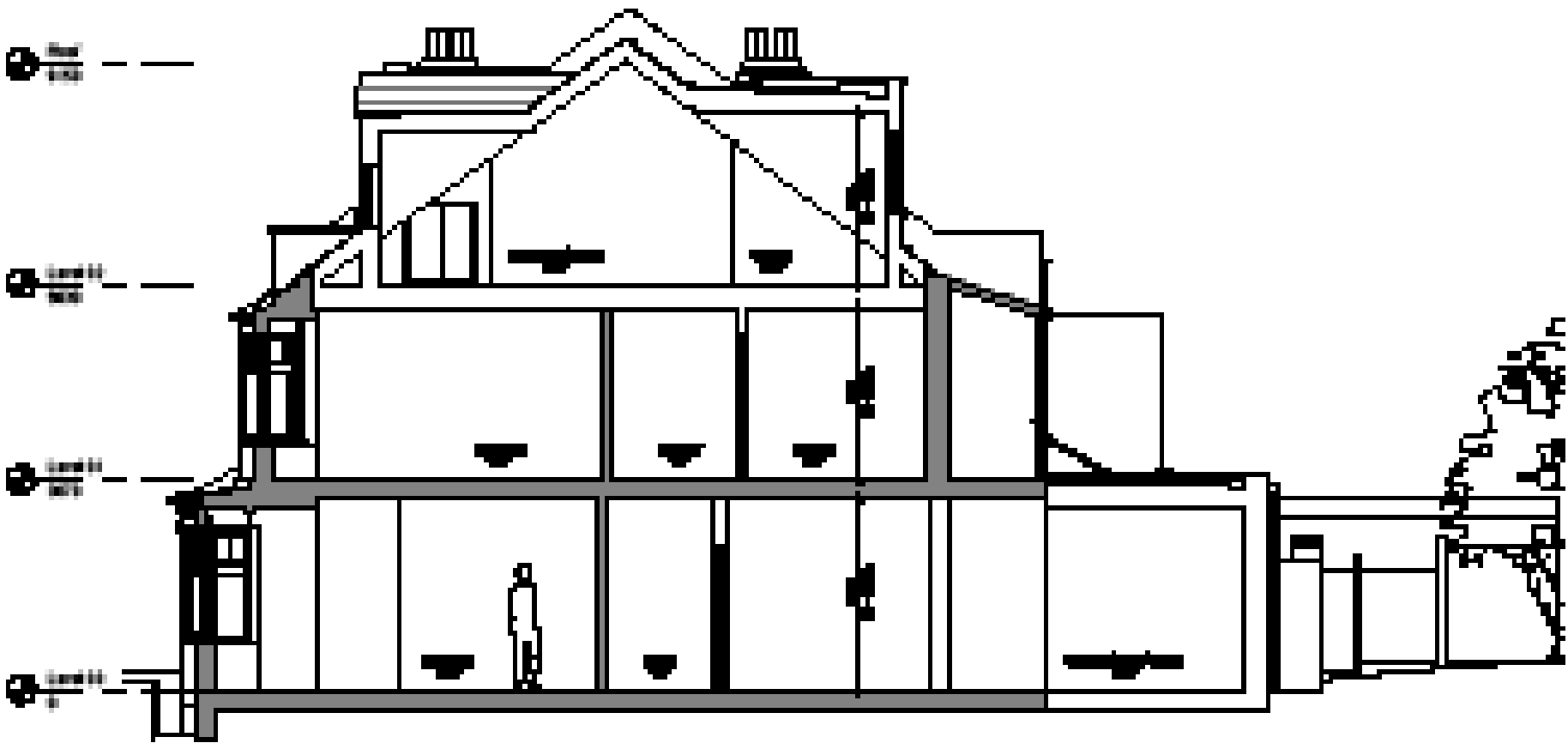
③ West Elevation Proposed



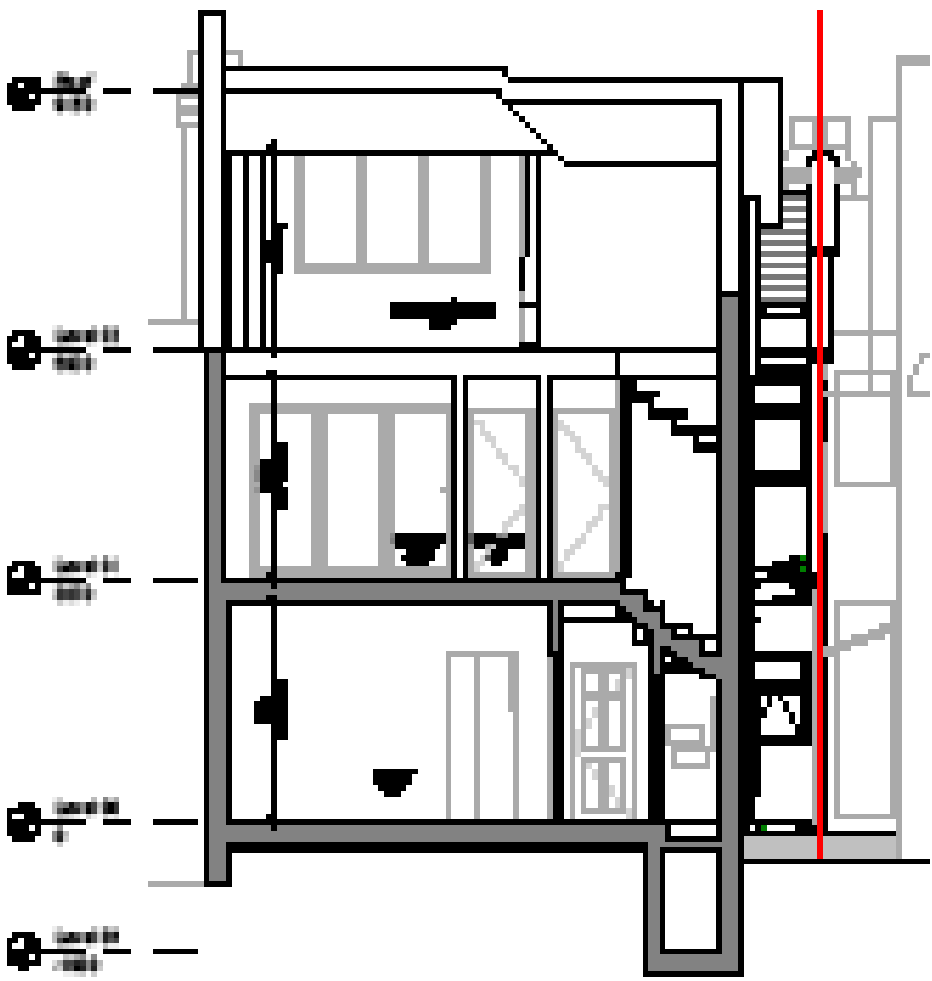
④ West Elevation Proposed



Proposed  
Sections



Proposed Section A-A



Proposed Section B-B



## Proposed Bike Store

The bicycle storage facility is intended to be secure, granting access exclusively to residents. It will feature stands or racks designed to secure both the frame and at least one wheel, in accordance with the London Cycle Plan.

The capacity of the bike store is proposed to accommodate four bicycles. The planned bicycle storage facility will be located in the front garden of the residential development, providing residents with secure and convenient access.

The planned cycle parking is intended to be weatherproof, and in compliance with the numerical specifications outlined in the London Cycle Plan. Please refer to the proposed plans for details.



# Proposed Waste Store

The proposed bin store aims to enhance the overall quality of life for residents while addressing essential waste management needs in a sustainable and organized manner. The includes one refuse waste storage and one recycle waste storage for each self-contained apartment on the premises.

Adequate space and appropriate containers will be provided to accommodate various types of waste, promoting responsible disposal practices.

The waste and recycling storage and collection proposed in the plans aligns with Haringey’s requirements.



01

## Container types, sizes and applications

**Standard kerbside collection full set**

- One 240 litre wheelie bin for refuse
- One 240 litre wheelie bin for recycling
- One food waste box
- One garden waste sack

**Garden waste sack:** approximate size as follows:

| Dimensions                  | Application                                     |
|-----------------------------|-------------------------------------------------|
| 450mm D x 450mm W x 600mm H | One sack per household for kerbside collections |

**Food waste box:** approximate size as follows:

| Dimensions                  | Application                                         |
|-----------------------------|-----------------------------------------------------|
| 350mm D x 300mm W x 360mm H | One food box per household for kerbside collections |

**Wheelie bins:** approximate size as follows:

| Bin size              | Dimensions                   | Application                                                                                                                      |
|-----------------------|------------------------------|----------------------------------------------------------------------------------------------------------------------------------|
| 120 litre wheelie bin | 550mm D x 500mm W x 930mm H  | One bin per single 1 bed dwelling when supplied for sole use.                                                                    |
| 240 litre wheelie bin | 730mm D x 580mm W x 1080mm H | One per single 2/3 bed dwelling when supplied for sole use.                                                                      |
| 360 litre wheelie bin | 885mm D x 620mm W x 1100mm H | One per single 4+ beds dwelling when supplied for sole use. Or one per pair of 1/2/3 bed dwellings when supplied for shared use. |

Sustainability

Neighbourhood Access  
Amenity

Brick thermal mass properties contribute to energy efficiency by regulating indoor temperatures, reducing the need for excessive heating or cooling.

Furthermore, the white render reflects sunlight, contributing to a cooler building and reducing the demand for air conditioning.

When integrated into a construction project, the combination of brick and white render promotes sustainability through material longevity, energy efficiency, and a reduced ecological footprint, aligning with the growing emphasis on environmentally responsible architectural practices.

Essential amenities include grocery stores, pharmacies, healthcare facilities, and educational institutions, ensuring convenient access to necessities.

Parks, playgrounds, and recreational spaces provide opportunities for outdoor activities and community gatherings, fostering a sense of unity amongst neighbours.

The location is near to Alexandra Palace and a local boating and park facility.

The site is accessed via Durnsford Road (B106) and is within reach of local facilities like bus stops, shops and amenities like Alexandra Palace on foot.

On safety measures, the proposed site is within reach of a local fire rescue team which is in normal range of London fire engines.

Access to property will not be changed. Access will remain unchanged for authorities such as the police or fire brigade.



# Conclusion

The principal aim of the proposal is to provide a high quality roof dormer, rear extension and a modern refreshed internal configuration that is appropriate to both its surrounding context whilst also meeting the client’s needs.

The scheme has been designed in accordance with all relevant local and national planning policies, design guides, pre-application advice from Haringey council, strategies, and plans.

We trust that our proposal will be met with a positive reaction from the Council.





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 architectureforthesenses

RIBA   

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Chartered Practice