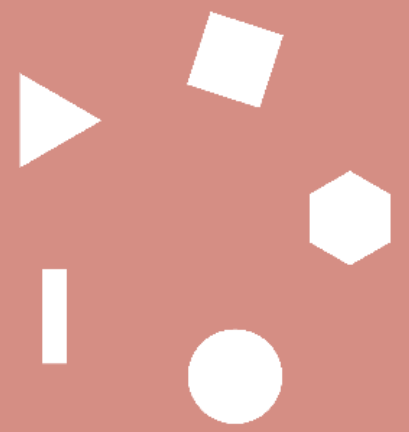




For the
Senses

14 Vallance Road Design & Access Statement



Introduction

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

The building is not Listed or a Heritage Asset.

The application site is residential settlement with this street having varied sized properties and is located in the Vallance Road Conservation Area(Designated: 10/11/2008).

The proposal consists of a dormer loft conversion and internal configuration.

This planning application incorporates feedback received from a pre-application (PRE/2023/0151) and refused application (HGY/2023/3287).



Site Axonometric

There are a number of houses in the local vicinity with roof alterations.
There are approximately 26 properties on the side of 14 Vallance road, where 14 of them have roof alterations.



Site Axonometric

The roof alterations present in the local area do not have characteristics which are consistent. These vary in massing and materials.



Street Character

There are a number of roof alterations which can be seen on Vallance Road.

These examples show various alterations such as side dormers, changes from hip to gable roofs, and windows added to the front elevation gable.

01



03



02



04



- 01 15 & 17 Vallance Road, N22
- 02 18 & 16 Vallance Road, N22
- 03 11 & 15 Vallance Road, N22
- 04 8 & 10 Vallance Road, N22

Local Character

The property is within the Vallance Road conservation area. Vallance Road is made up of large family houses of the arts and crafts period.

While the area has a consistent characteristic, the extensions on properties do not have consistency. The local vacinity is characterised by materials such as brick, slate, and render. There are various roof alterations visible from Alexandra Palace Park, which differ in style and scale.

01



03



02



04



- 01 24 Vallance Road, N22
- 02 28 Vallance Road, N22
- 03 2 Vallance Road, N22
- 04 30 Vallance Road, N22



Existing Site

14 Vallance Road is a 2 storey terraced property. The rear of the property consists of white rendered facades, and features that are common in the area. The property consists of dual pitched roofs.

The property has had no previous alterations, and is in a poor state, requiring repair and maintenance.

01



02



03



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

Planning History

24 Vallance Road

Planning reference number:
HGY/2018/2581

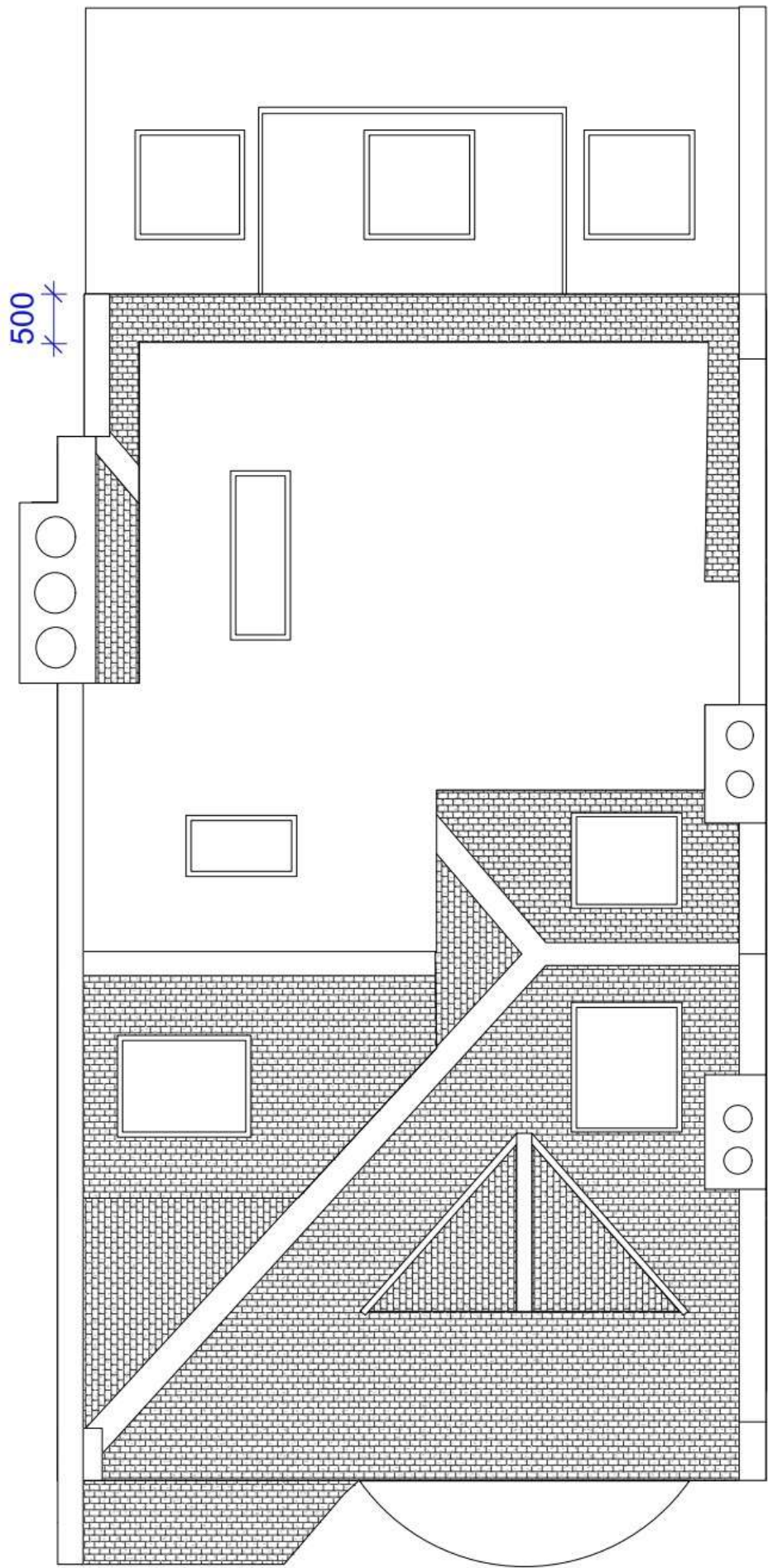
Roof extension involving a rear dormer following the demolition of the existing rear dormer, replacement single storey rear extension with roof terrace above and partial infill of first floor rear elevation

Application type: Certificate of Lawfulness

Decision: Approved

Date: 2018

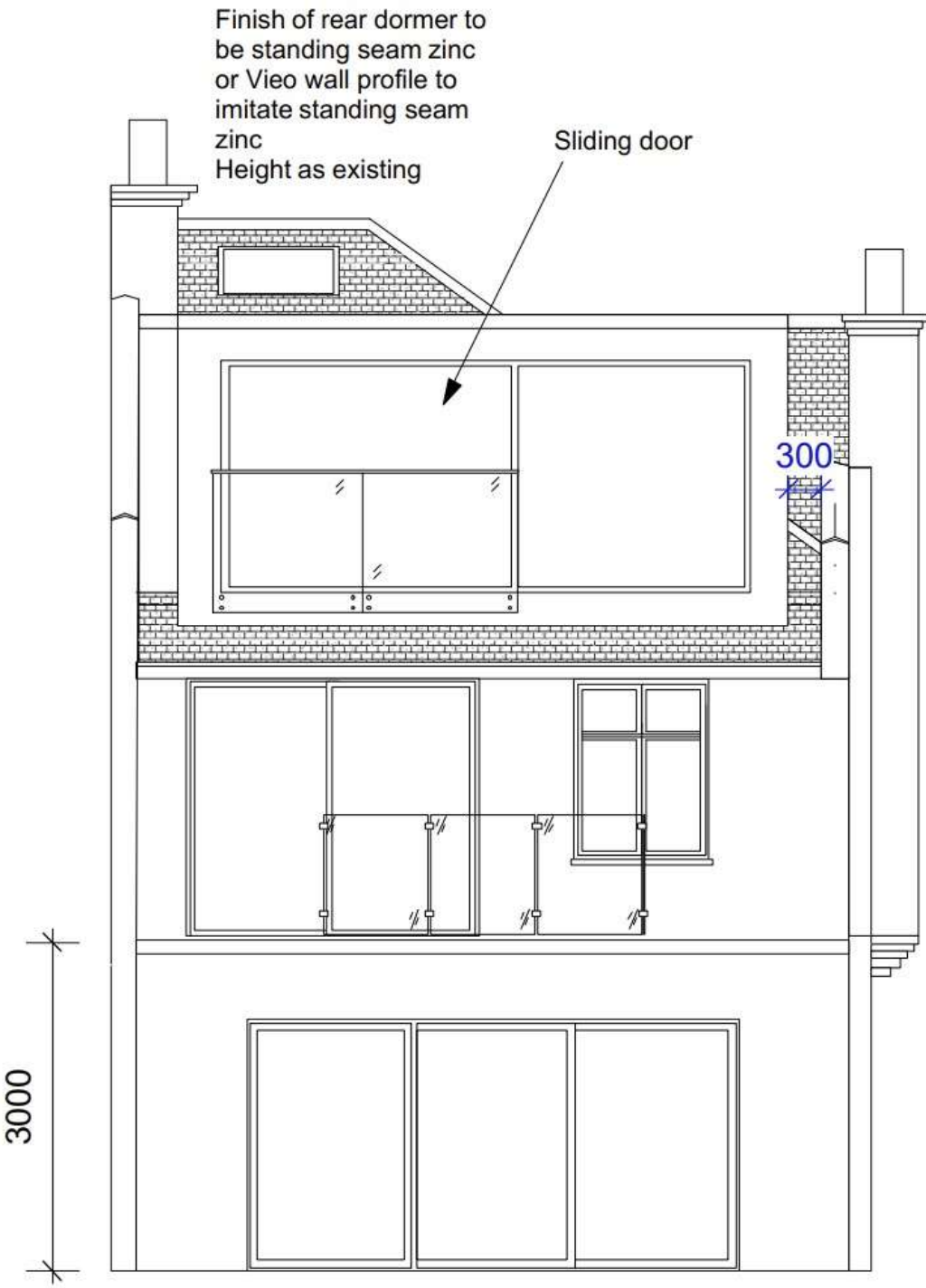
The proposal consists of a full width rear dormer extension in order to provide additional living space in the property.



Roof



Front Elevation



Rear Elevation

Rear extension in brick to match existing

Planning History

12 Vallance Road

Planning reference number:
HGY/2021/0831

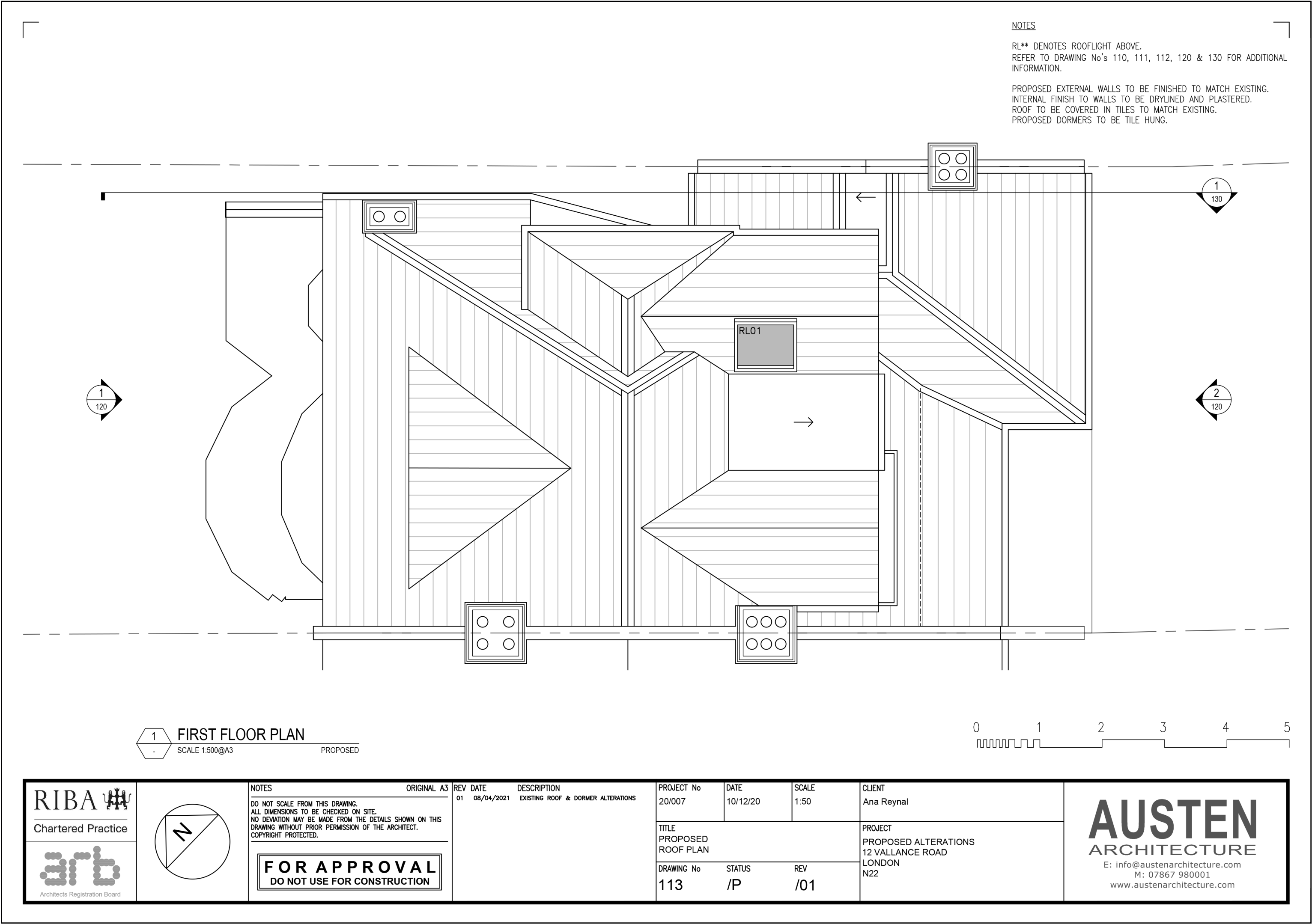
Description: Construction of a single storey rear extension with alterations to existing first floor rear terrace and construction of side and rear dormers.

Application type: Householder Applicatoin

Decision: Approve with Conditions

Date: 2021

The proposed side dormer tis provided to accommodate stairs, rooflights for additional sunlight, and alterations to the roof pitch which helps dealing with complicated roof structure.



Planning History

44 Vallance Road

Planning reference number:
HGY/2022/2673

Description: Alterations to rear fenestration , loft conversion with a new rear dormer and a dormer above new stair to access the loft level.

Application type: Householder Application

Decision: Approved with conditions

Date: 2023

The proposed dormers provide additional space and access to the loft. The proposal uses modern materials, not in conjunction with the existing.



Planning History

24 Vallance Road

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

Application type: Householder Application

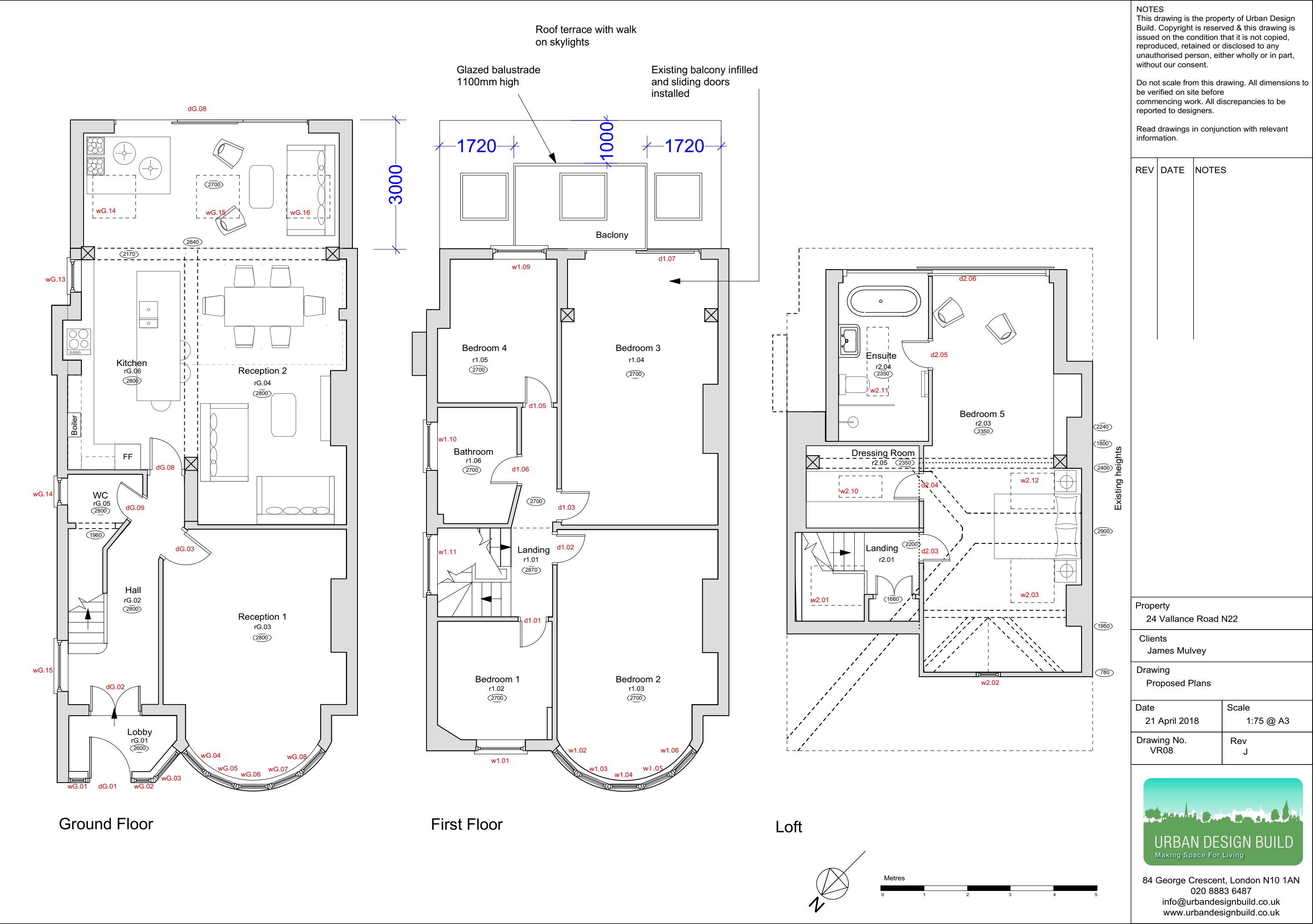
Decision: Approved with conditions

Date: 2018

Dormers have been proposed to allow for additional space and access to the loft level.



01



Planning History

58 Vallance Road

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).

Application type: Full planning application/Permitted development

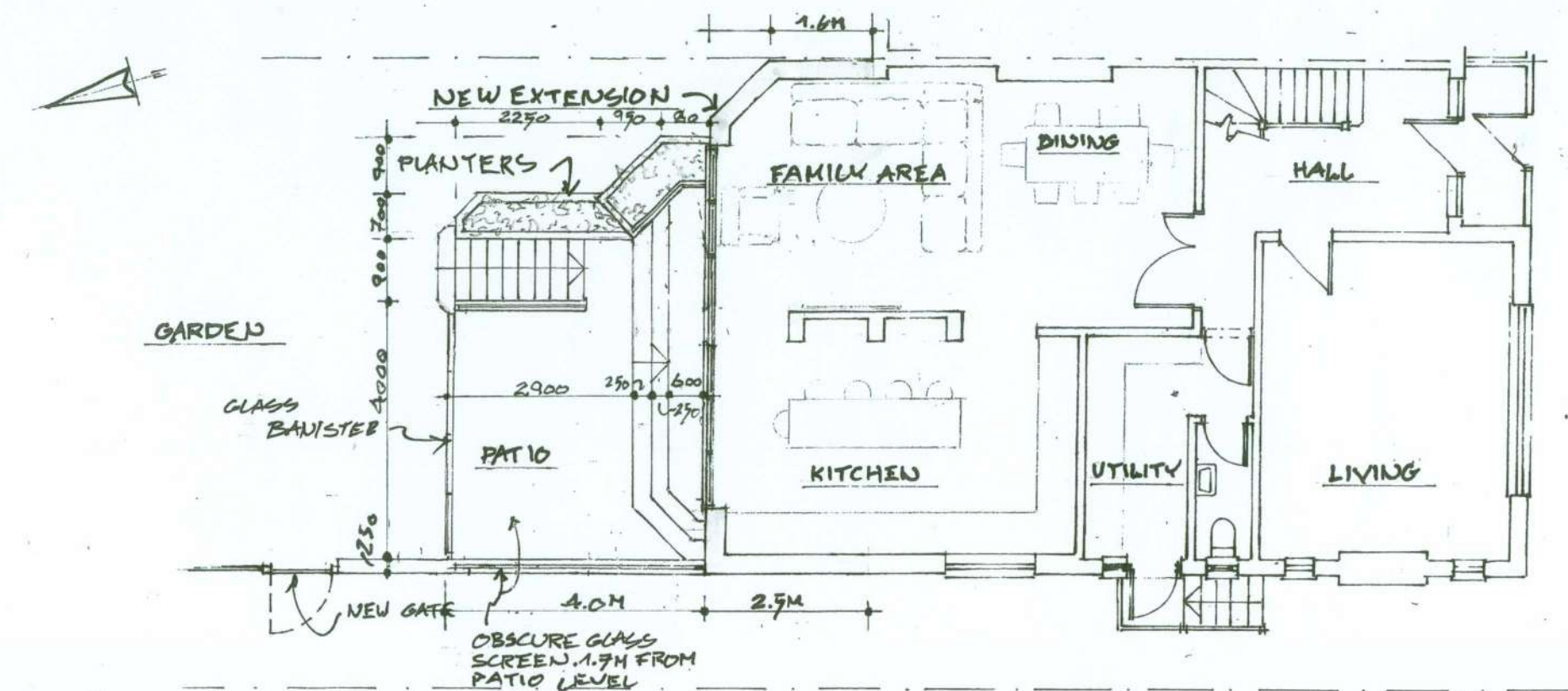
Decision: Approved with conditions

Date: 2020

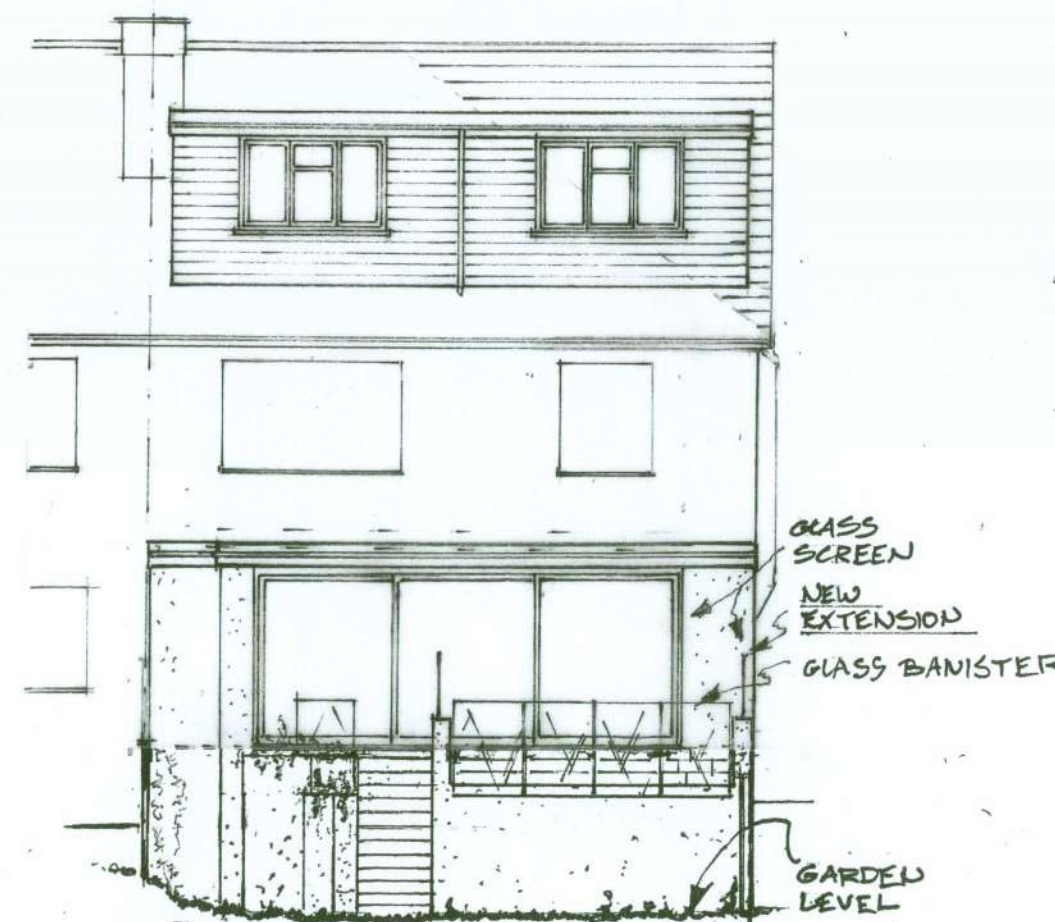
New gable roof form too provide enough space for rear dormer.



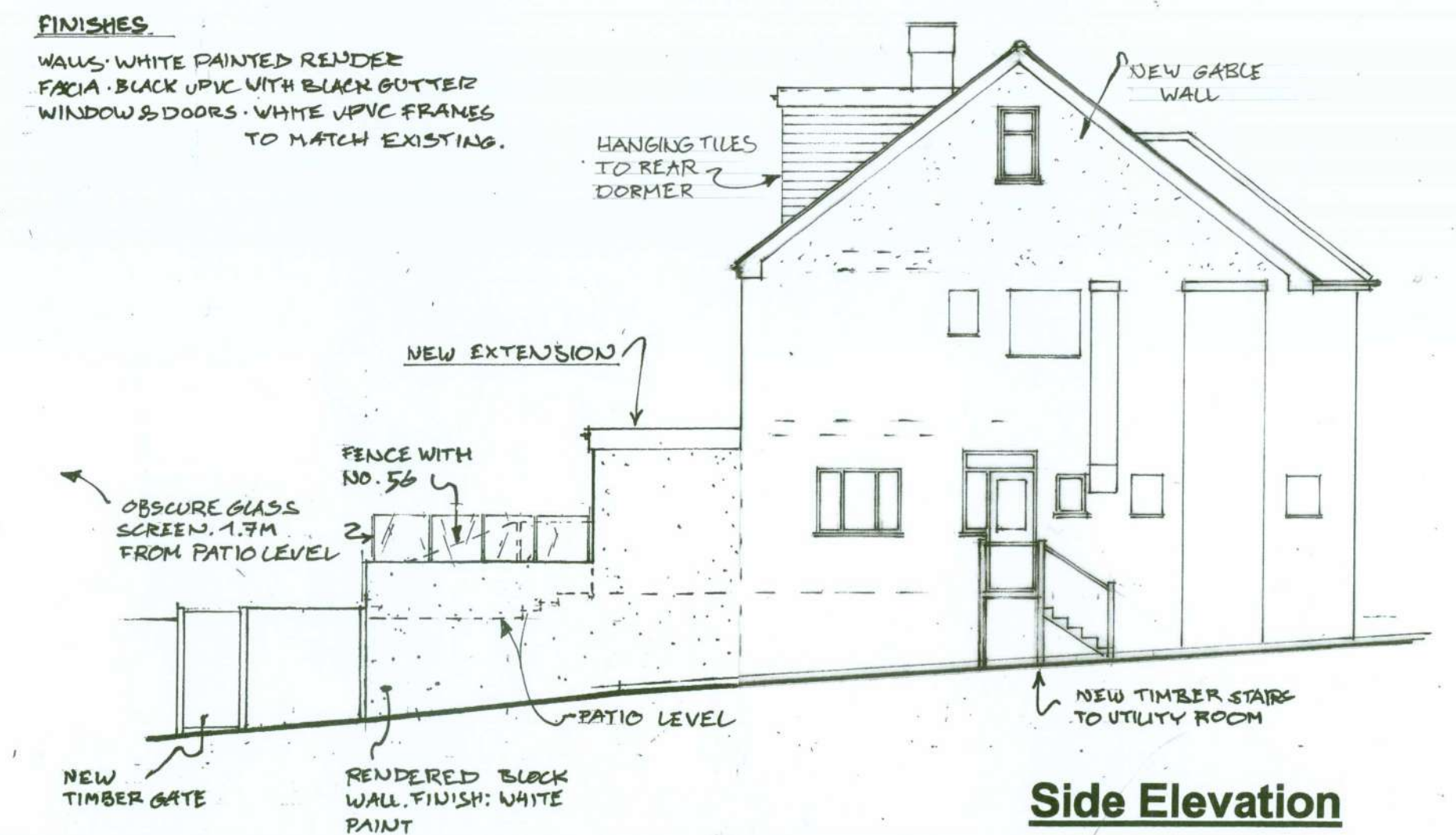
58 VALLANCE ROAD LONDON, N22 7UB Existing Plan and Elevations Scale 1:100@A3 Drawing No: 58VR18/B



Ground Floor Plan



Rear Elevation



Side Elevation

FINISHES

WALLS: WHITE PAINTED RENDER
FACIA: BLACK UPVC WITH BLACK GUTTER
WINDOWS & DOORS: WHITE UPVC FRAMES
TO MATCH EXISTING.

HANGING TILES
TO REAR
DORMER

NEW EXTENSION

FENCE WITH
NO. 56
OBSCURE GLASS
SCREEN, 1.7M
FROM PATIO LEVEL

PATIO LEVEL

NEW
TIMBER GATE

RENDERED BLOCK
WALL, FINISH: WHITE
PAINT

NEW TIMBER STAIRS
TO UTILITY ROOM

Planning History

48 Vallance Road

Planning reference number:
HGY/2022/1678

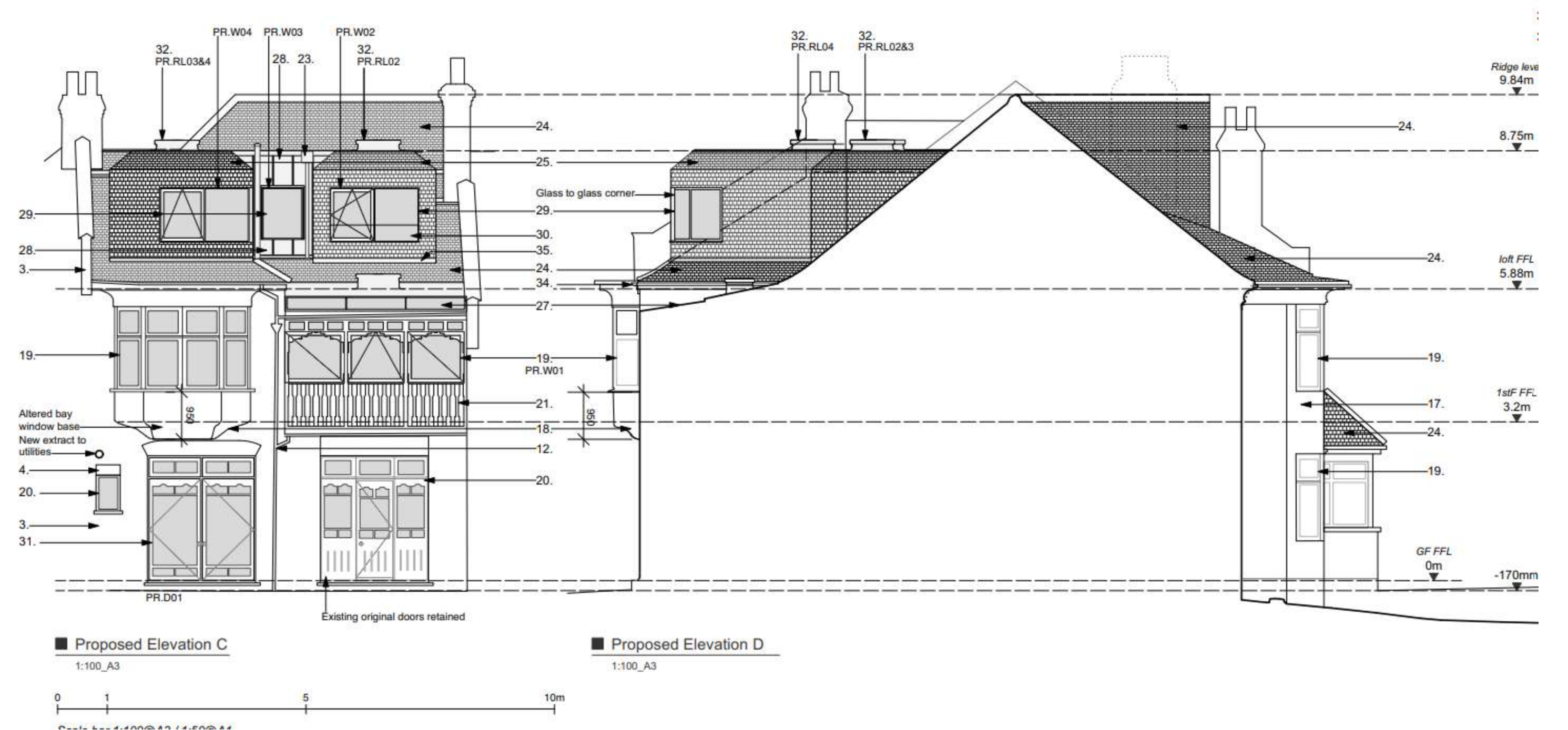
Description: Loft extension to include: installation of a rear dormer window and rooflights.

Application type: Full planning application

Decision: Approved with conditions

Date: 2022

Mutliple dormers have been proposed to accommodate stairs and provide additional level to the property.



Planning History

9 Vallance Road

Planning reference number:
HGY/2022/0450

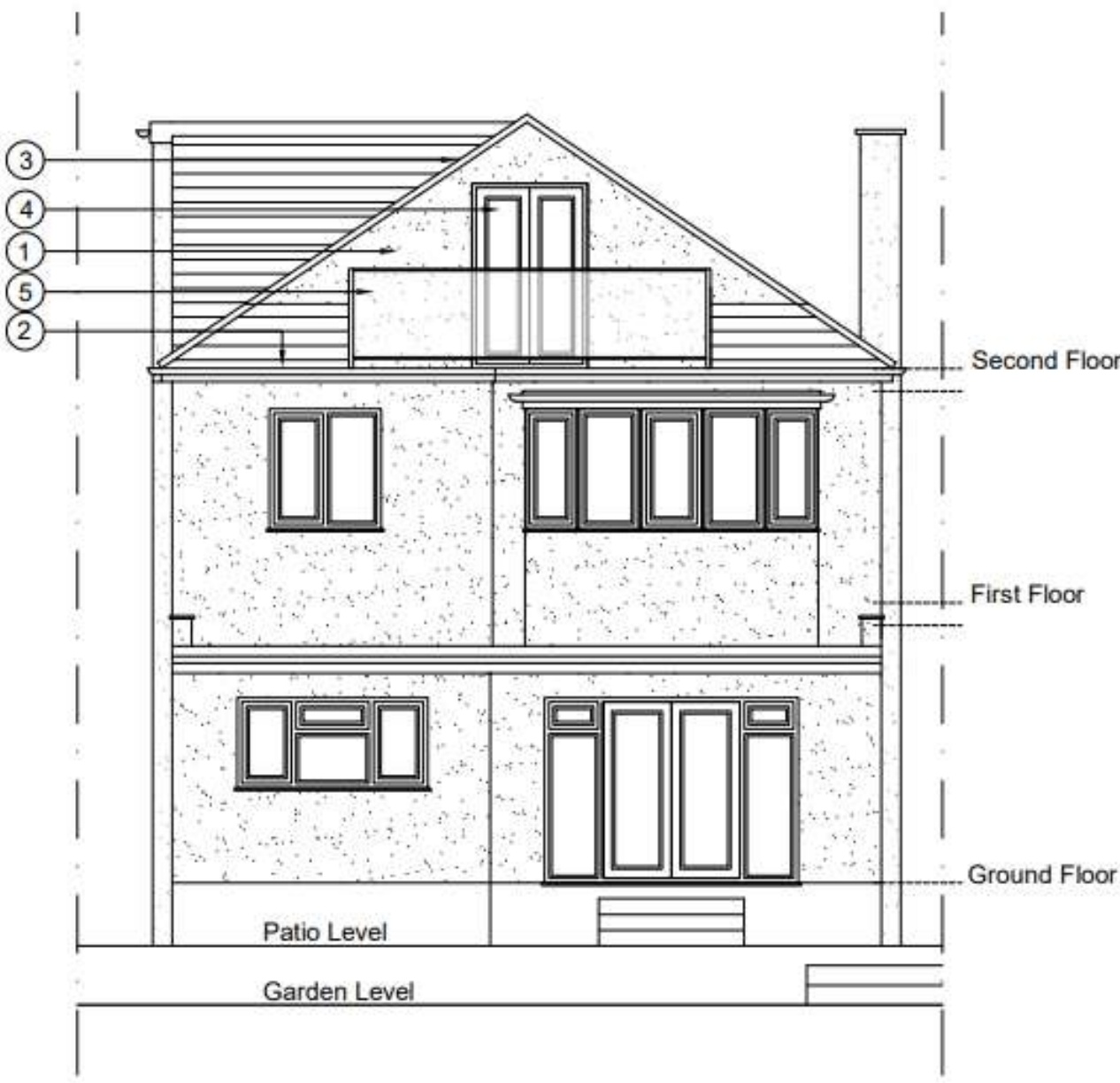
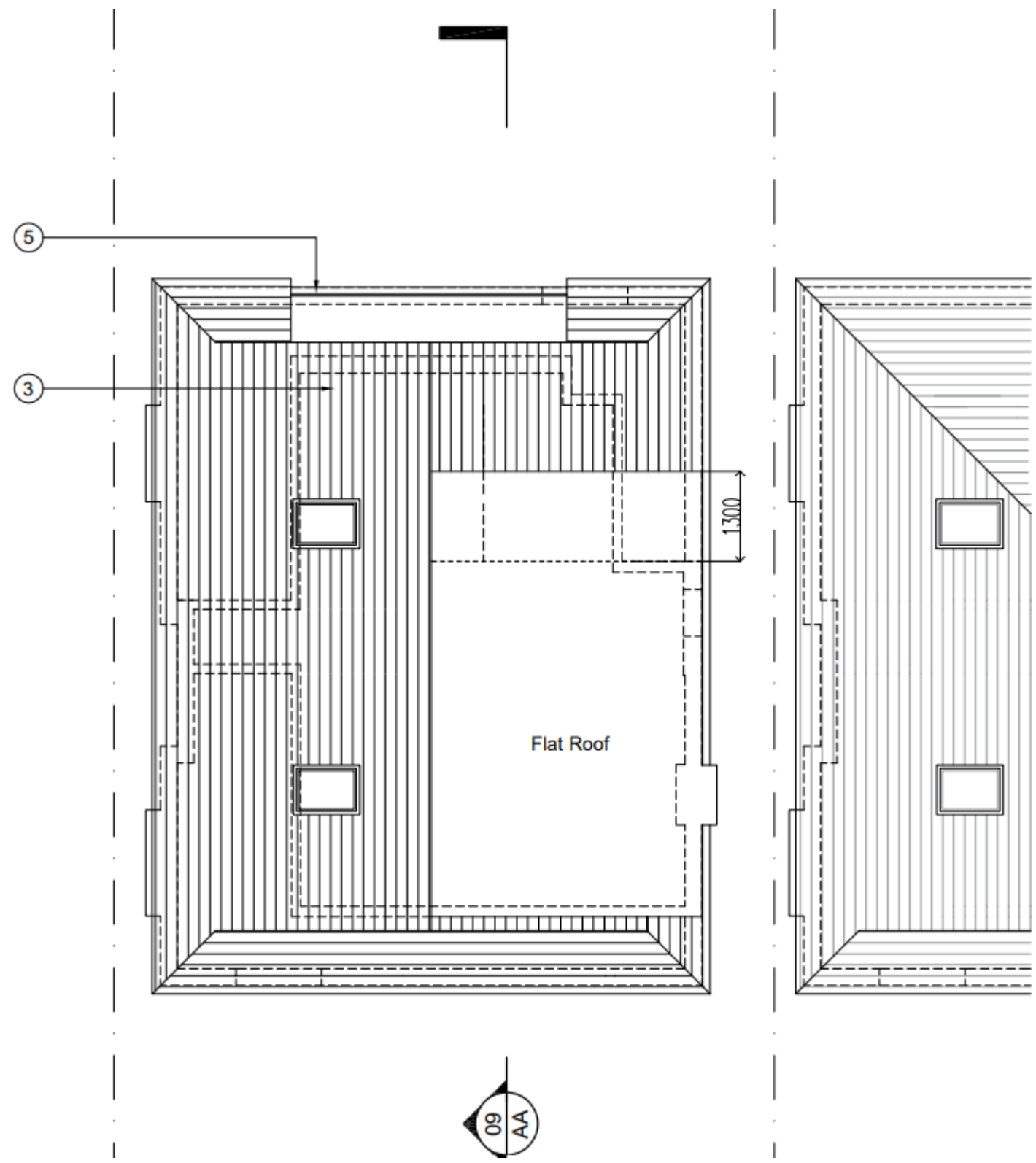
Description: Side dormer and rear gable roof extension with associated balcony and associated screening.

Application type: Full planning application

Decision: Approved with conditions

Date: 2022

A side dormer has been proposed to accommodate stairs to loft level.



Rear Elevation as Proposed

F
(



Planning History

15 Vallance Road

Planning reference number:
HGY/2006/2502

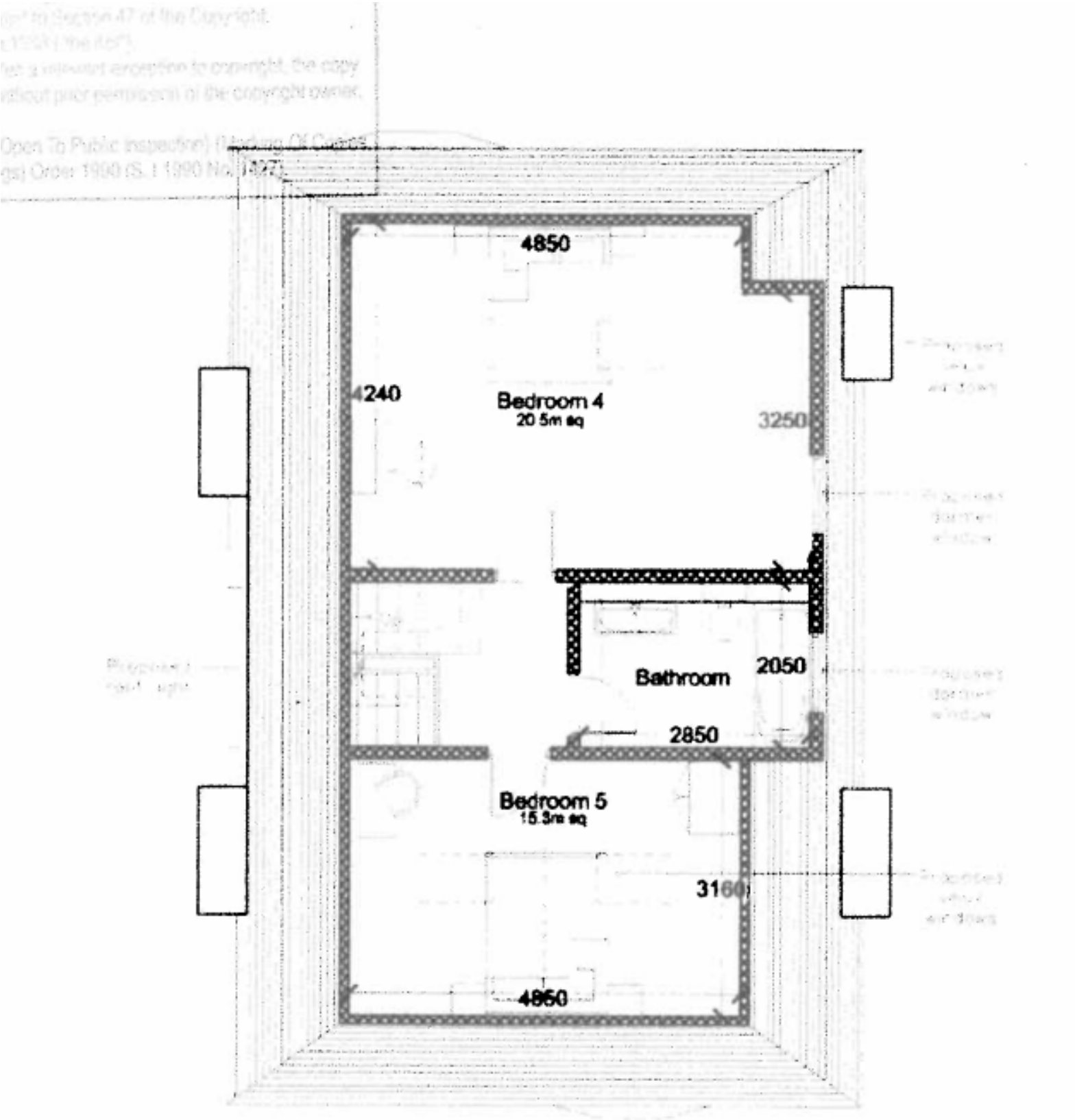
Description: Alterations and extensions to the front rear and side of the roof.

Application type: Permitted Development

Decision: Permitted

Date: 2006

Alterations to the roof pitch in order to deal with complicated roof structure.



Proposed Loft Plan



Planning History

19 Vallance Road

Planning reference number:
HGY/2013/0946

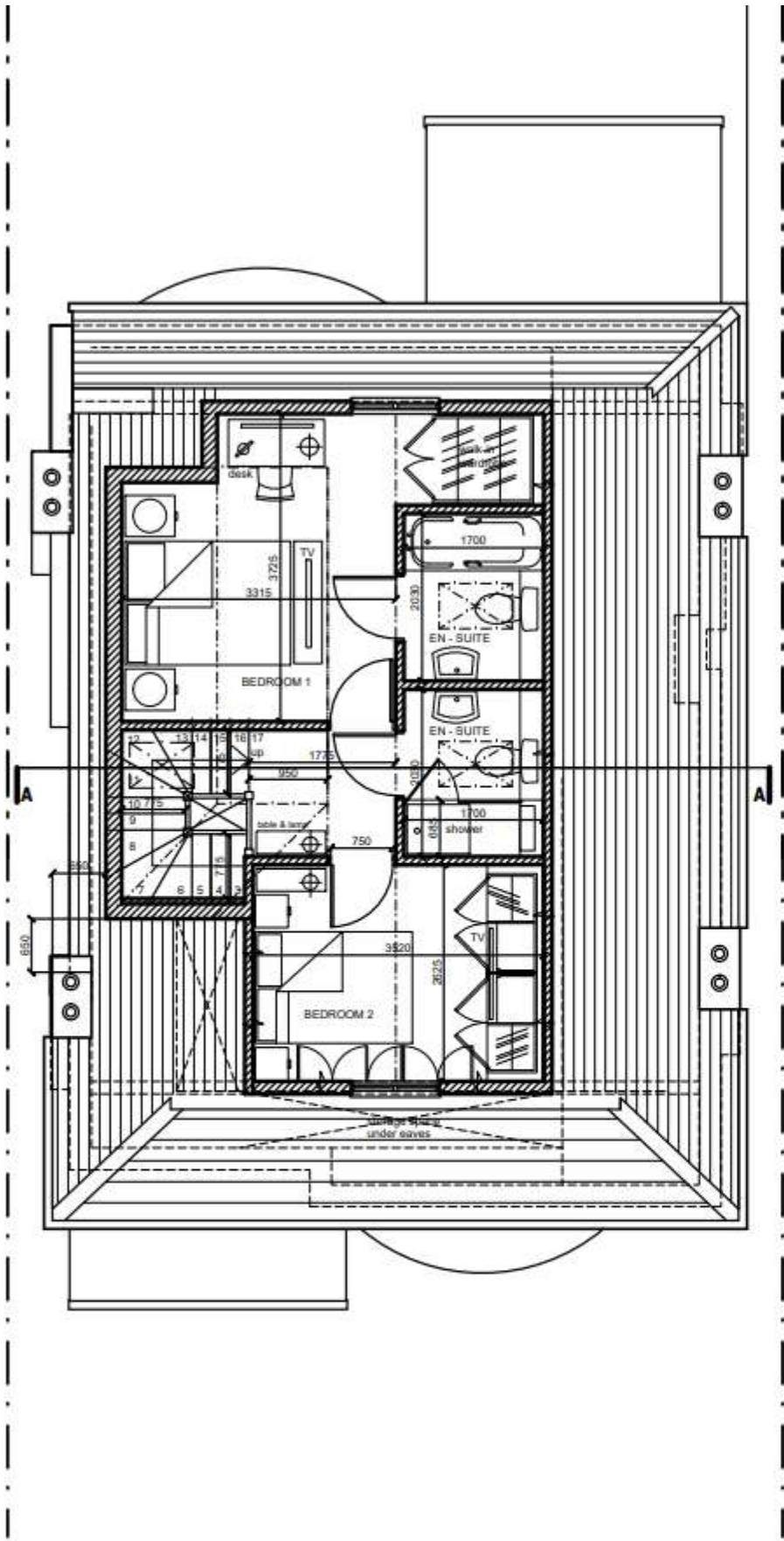
Description: Proposed loft conversion with side dormer extension and two velux windows to roof slope

Application type: Householder

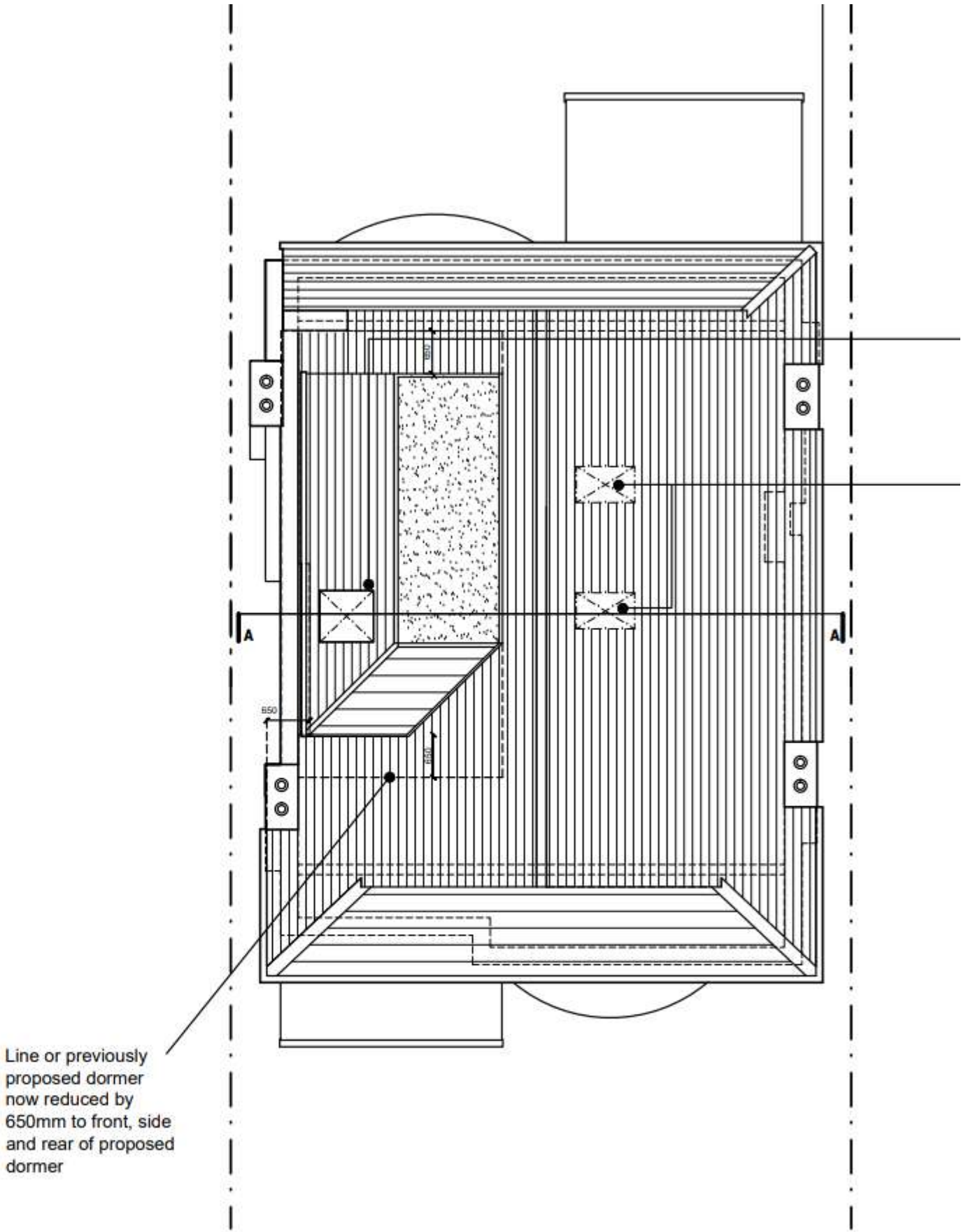
Decision: Approve with Conditions

Date: 2013

Proposed side dormer to accommodate new staircase, and access to loft level.



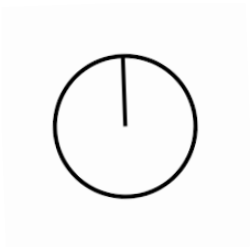
SECOND FLOOR PLAN



ROOF PLAN



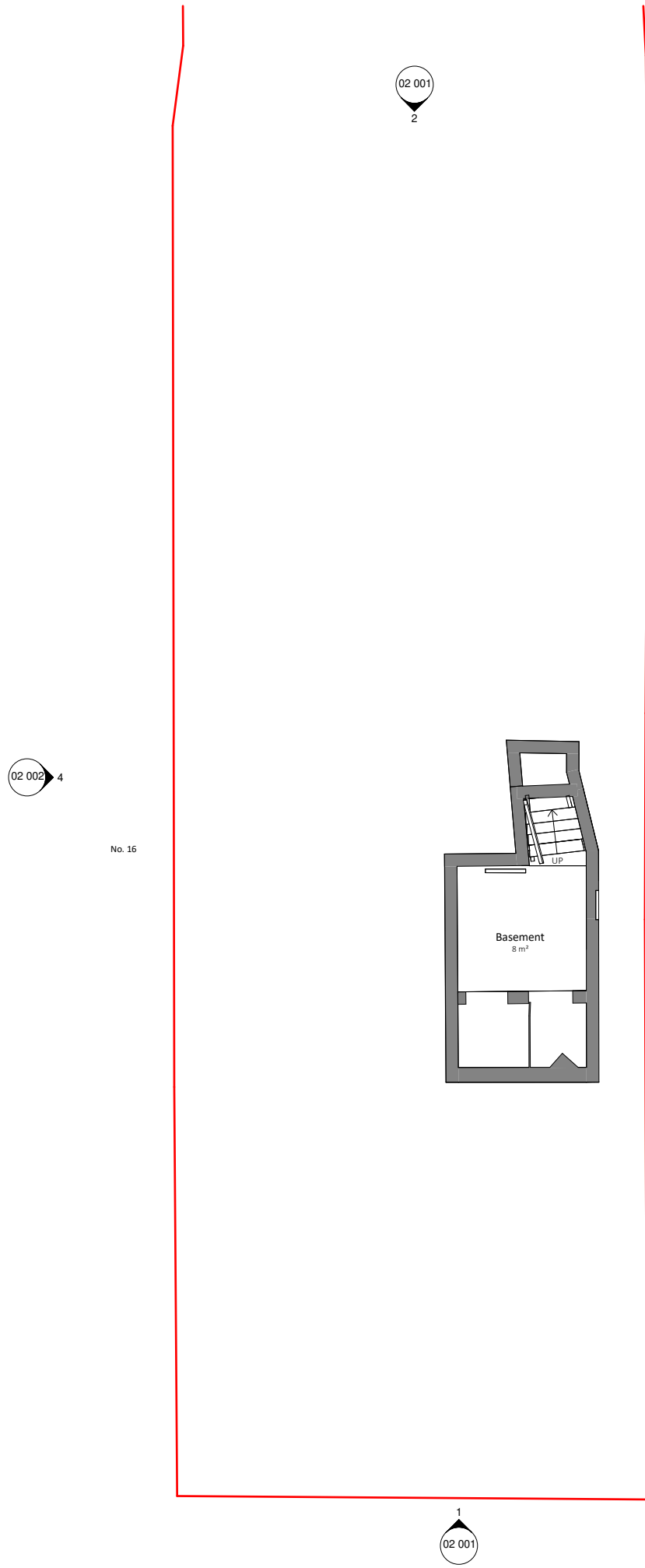
Existing Site Plans



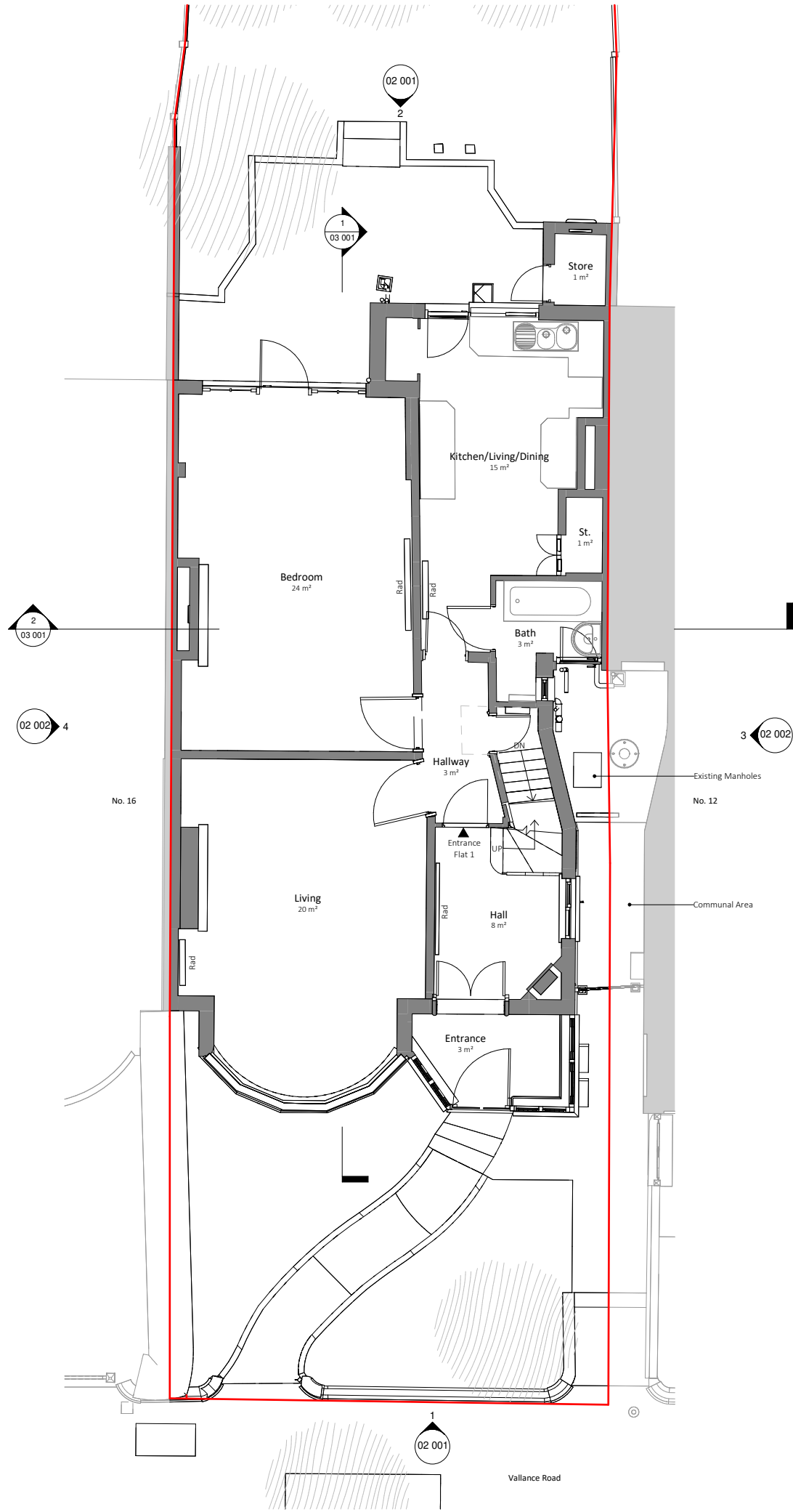


Existing Plans

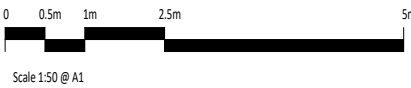
The ground floor consists of a bedroom, living room, bathroom and kitchen.



B1 Level B1 Existing
1 : 50

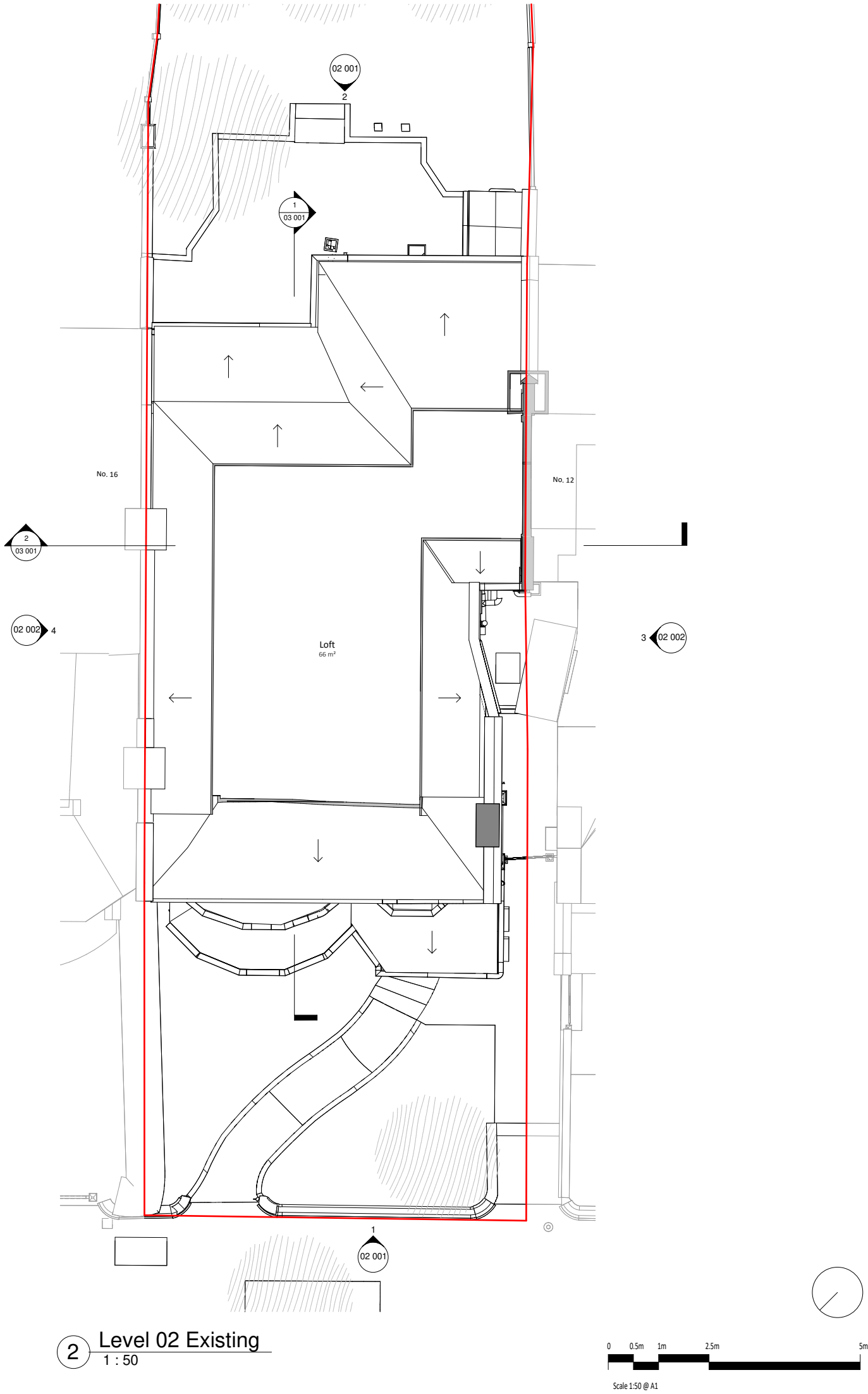
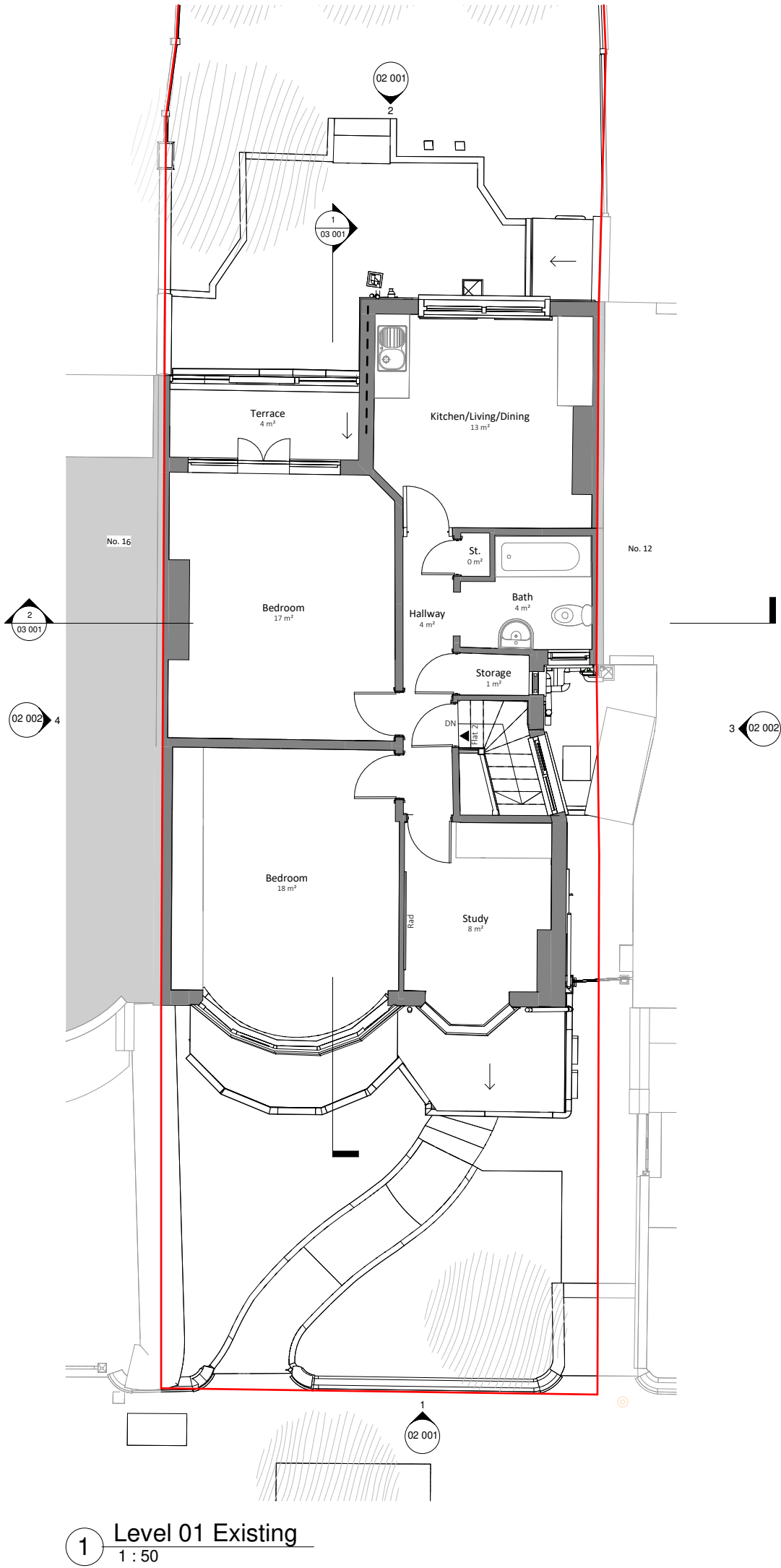


0 Level 00 Existing
1 : 50



Existing Plans

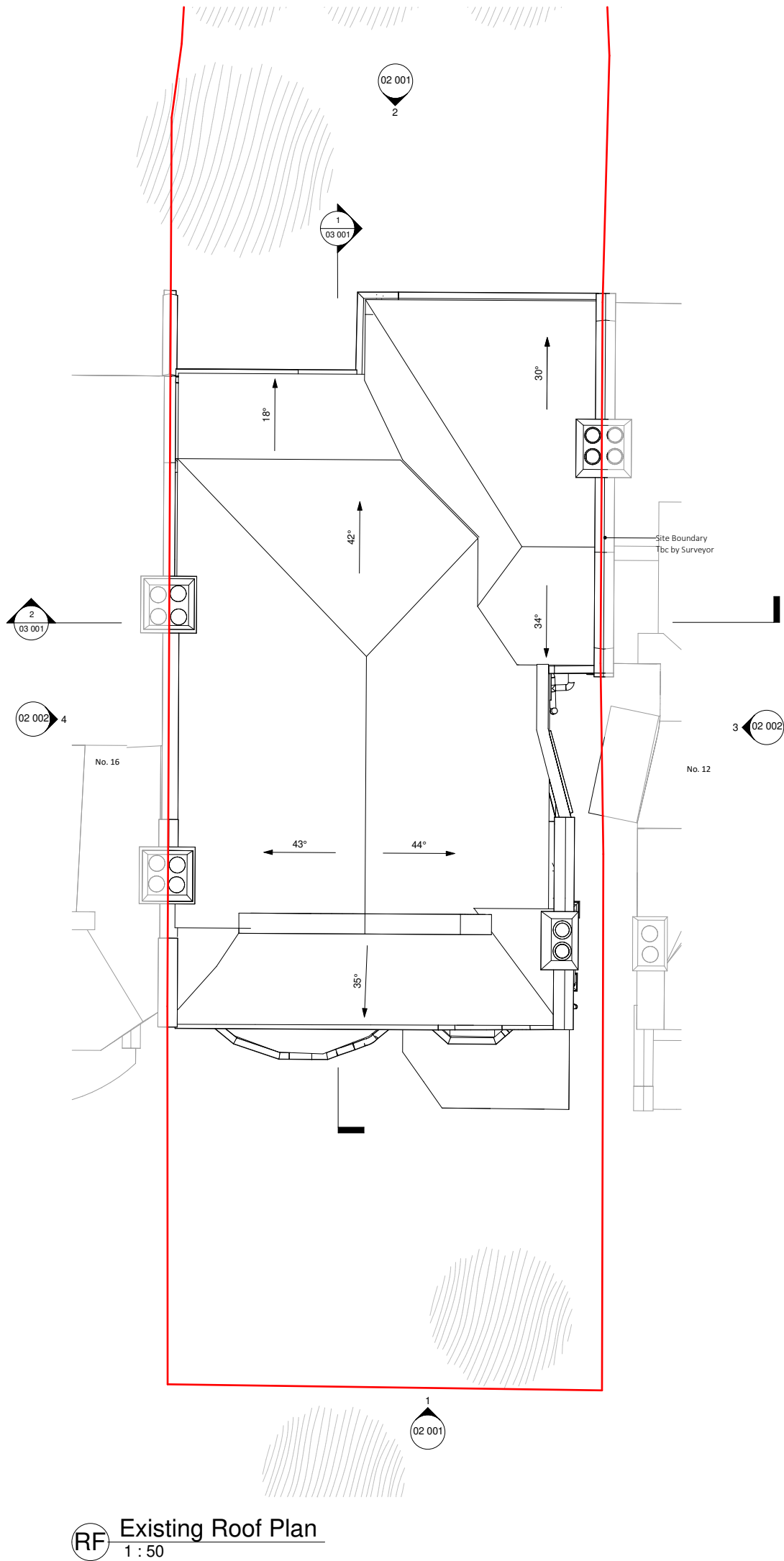
The first floor consists of 2 bedrooms, a study room, bathroom and living/kitchen. The loft hatch at level 01 provides access to the loft for storage.



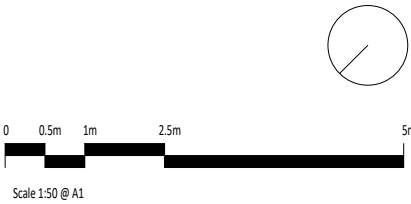


Existing Roof Plan

The existing roof space does not allow for usable space. It is currently used for storage.

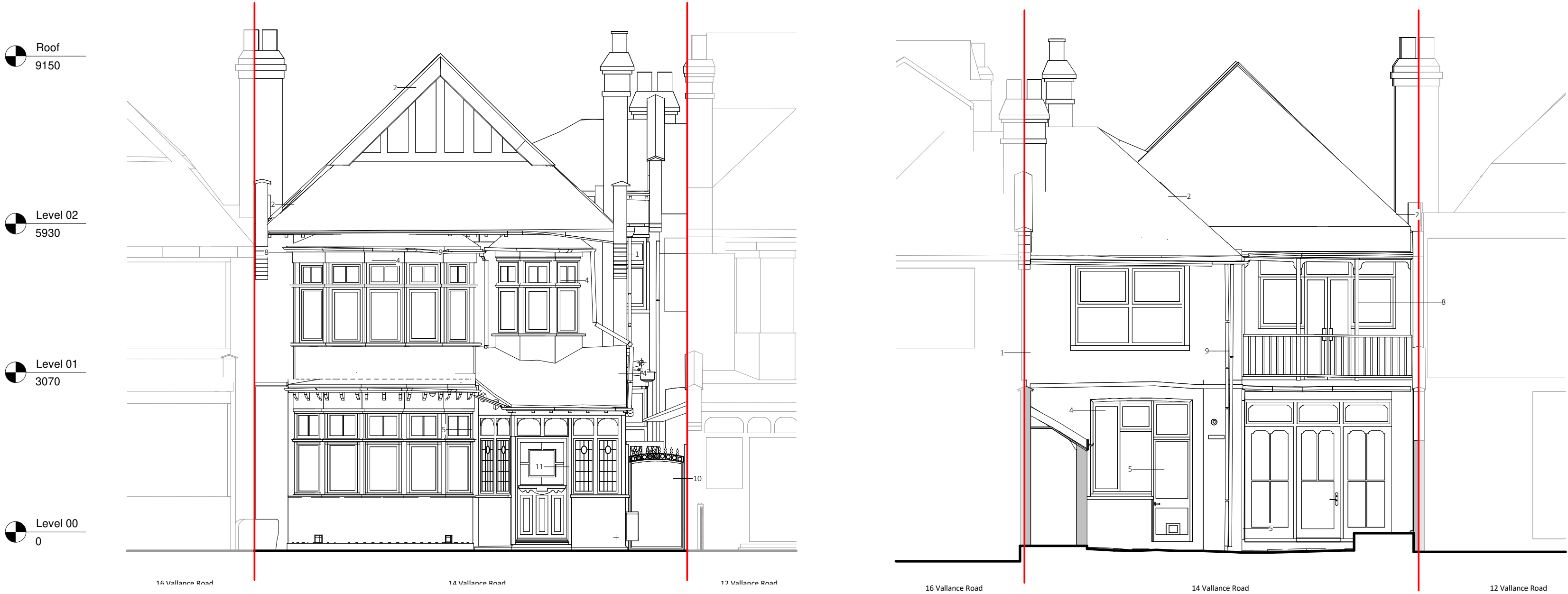


RF Existing Roof Plan
1 : 50

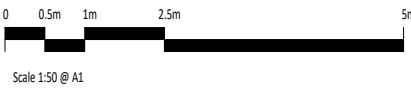
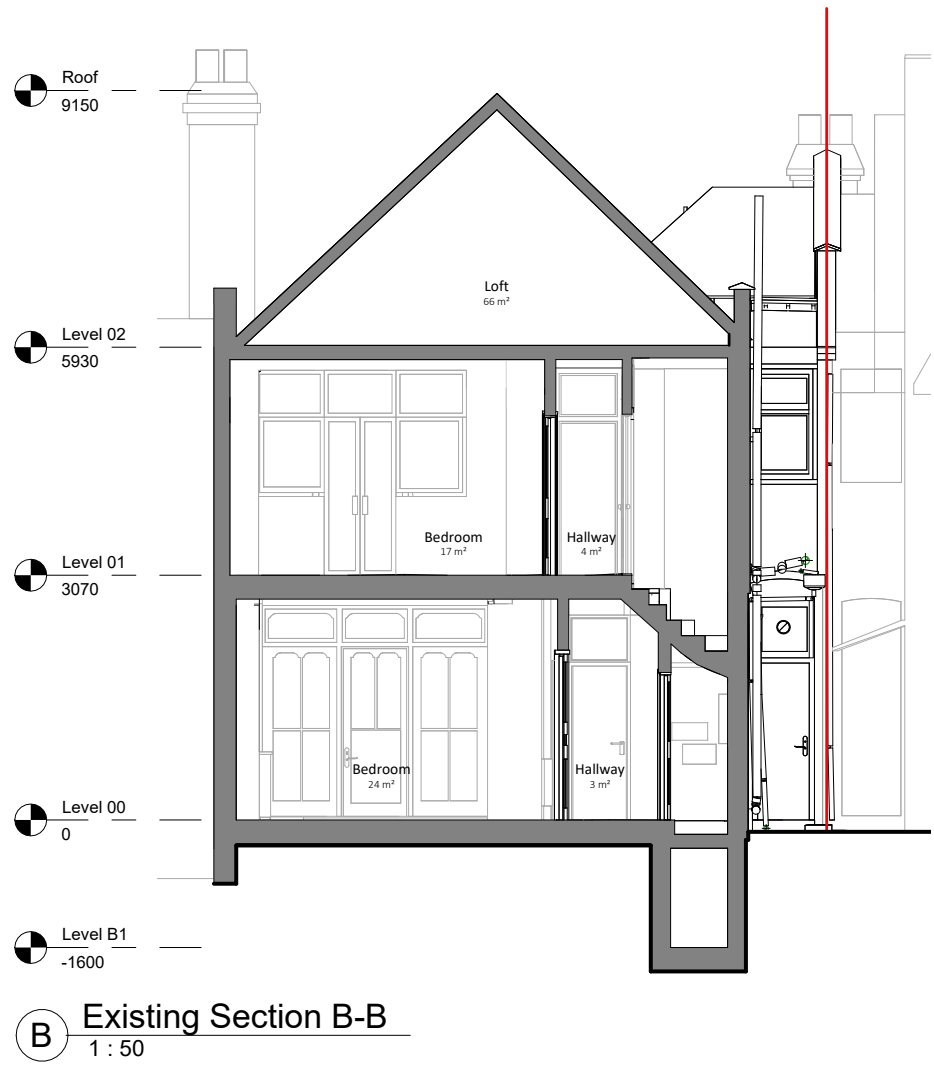
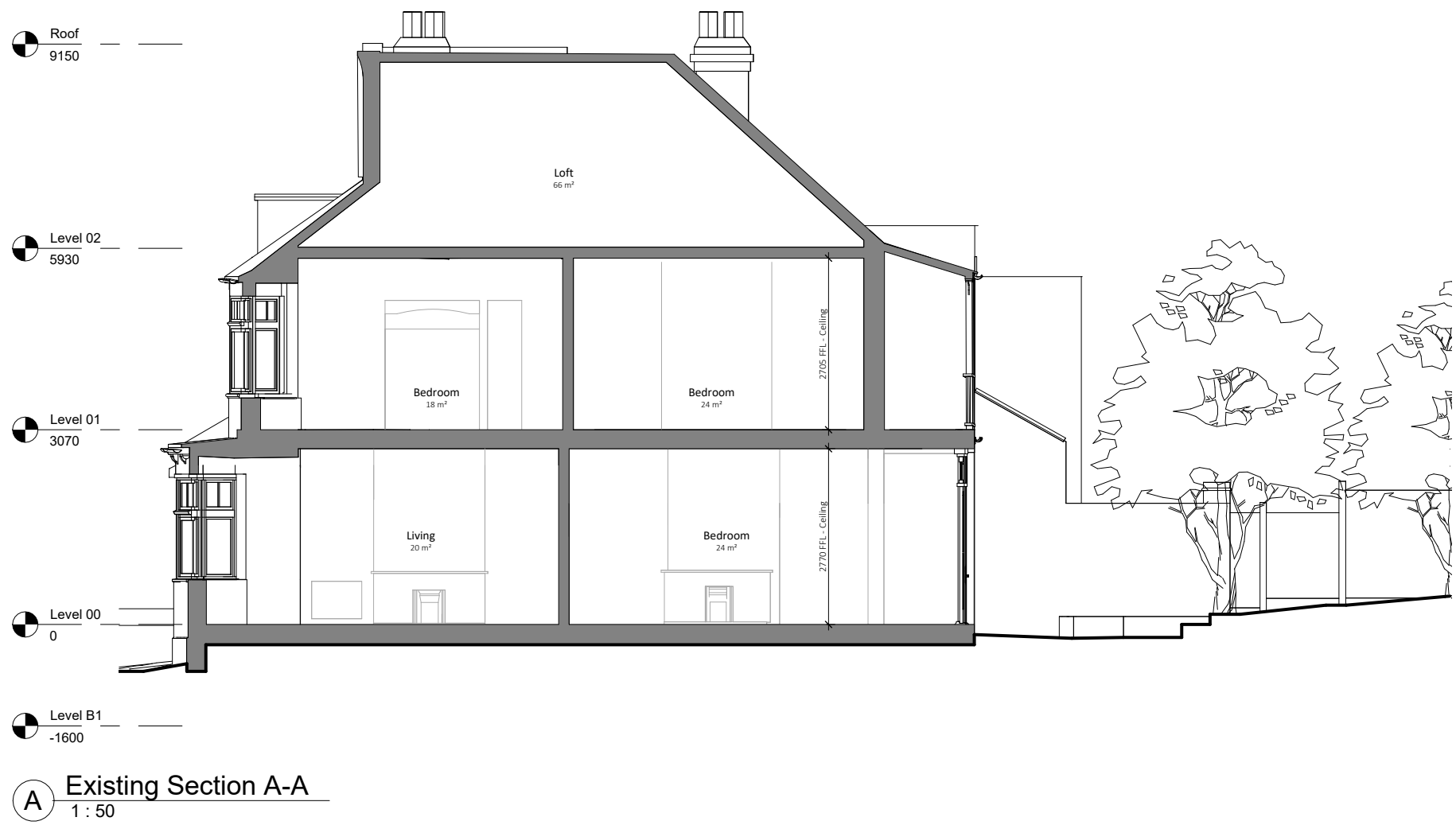


Existing Elevations

The existing elevations consist of unique characteristics, which can be seen in the local area.



Existing Sections



Local Planning Policies

DPD Policy DM12 ‘Housing Design and Quality’ states that extensions or alterations to residential buildings, including roof extensions will be required to be of a high, site specific, and sensitive design quality, and respect and/ or complement the form, setting, period, architectural characteristics, detailing of the original building, including external features such as chimneys, and porches. High quality matching or complementary materials should be used appropriately and sensitively in relation to the context. DPD Policy DM1 ‘Delivering High Quality Design’ requires development proposals to relate positively to their locality, while Local Plan (2017) Policy SP11 requires the highest standard of design that respects local context and character and

historic significance, which is equally supported by London Plan (2021) Policy D6.

DPD Policy DM9 states that proposals affecting a designated or non-designated heritage asset will be assessed against the significance of the asset and its setting, and the impact of the proposals on that significance; setting out a range of issues which will be taken into account. In relation to extensions or alterations to residential buildings, including roof extensions, Policy DM9 requires proposals to be of a high, site specific, and sensitive design quality, which respect and/ or complement the form, setting, period, architectural characteristics, detailing of the original buildings, including external features such as

chimneys, and porches. The policy also requires the use of high-quality matching or complementary materials, in order to be sensitive to context.

National Planning Policy Framework and National Planning Practice Guidance:

The NPPF states that ‘good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.... being clear about design expectations, and how these will be tested, is essential for achieving this’. The NPPF retains a presumption in favour of sustainable development. This applies unless any adverse impacts of a development would ‘significantly and demonstrably’ outweigh the benefits.



Refused Application

The most recent application which was refused for this site are summarised as follows:

The proposed roof extension, by reason of overall bulk and scale in relation to the property, 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 DM1 of The Development Management DPD 2017, Policy SP11 of the Haringey Local Plan 2017, Policies D3 and D6 of the London Plan 2021.

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 seriously detract from the important character to the detriment of the vicinity contrary to Policies SP11 and SP12 of the Haringey Local Plan 2017, Policy DM9 of The Development Management DPD 2017 and Policy HC1 of the London Plan 2021.

The proposed development, in regard to Flats 2 and 3, would have a substandard provision for private amenity space and minimum floor to ceiling height, respectively, resulting in a poor quality of living accommodation for future occupiers of the development contrary to Policies D3 and D6 of the London Plan 2021, Policy SP11 of the Haringey Local Plan 2017, Policy DM1 of The Development Management DPD 2017.

The proposed development by reason of excessive bulk and massing would have an overbearing and unneighbourly relationship with neighbouring properties to the detriment of the occupiers’ residential amenities, contrary to Policy DM1 of The Development Management DPD 2017 and Policies SP0, SP11 and SP12 of the Haringey Local Plan 2017 and, is inconsistent with guidance in the National Planning Policy Framework.

The previous application in summary, was refused due to the overall bulk of the proposed roof extension and the proposal of flats.

The updated design has taken on board the feedback and addressed the comments regarding excessive massing. We have designed a subtle and subservient proposal, with minimal and traditional materials to match the existing roof form.

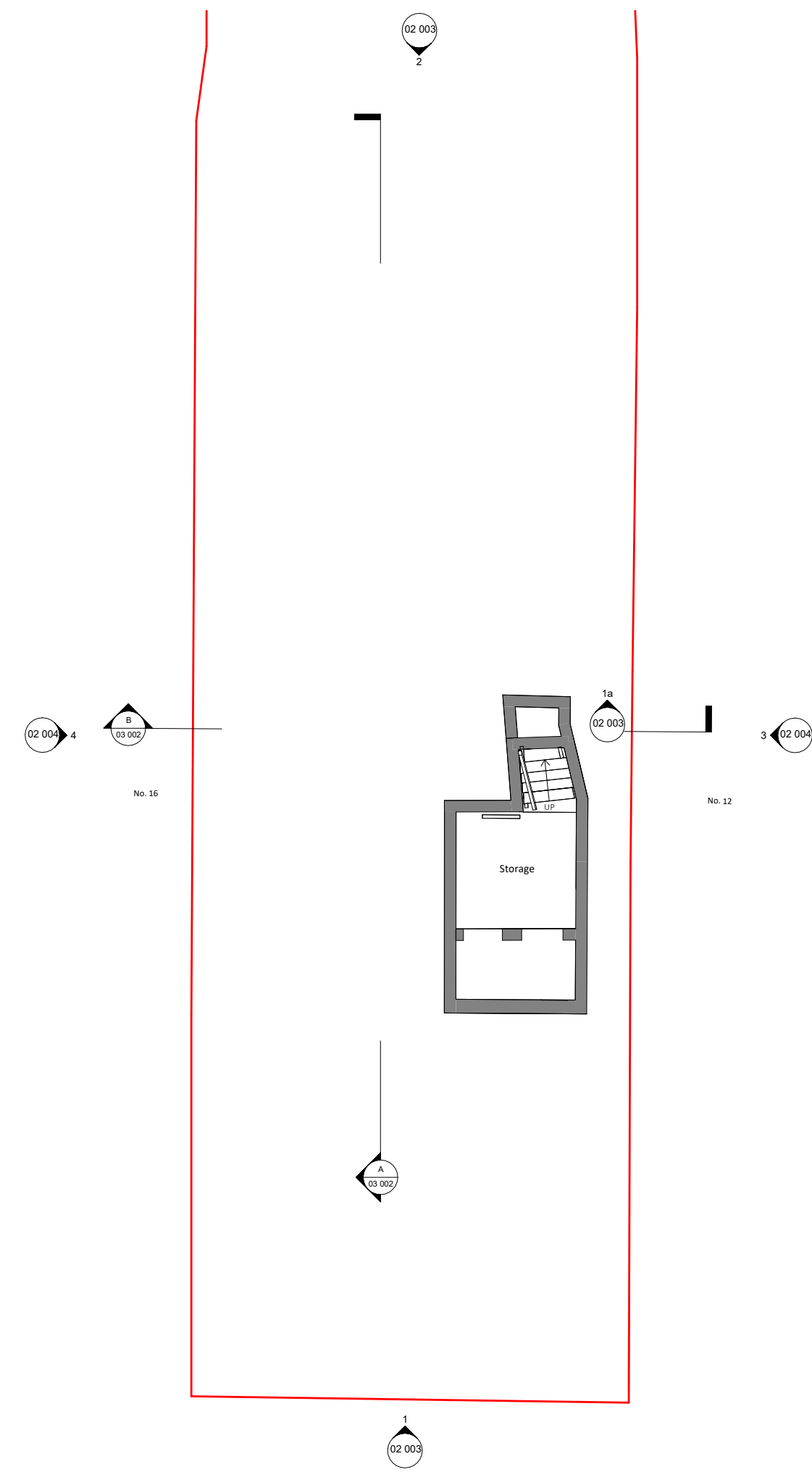




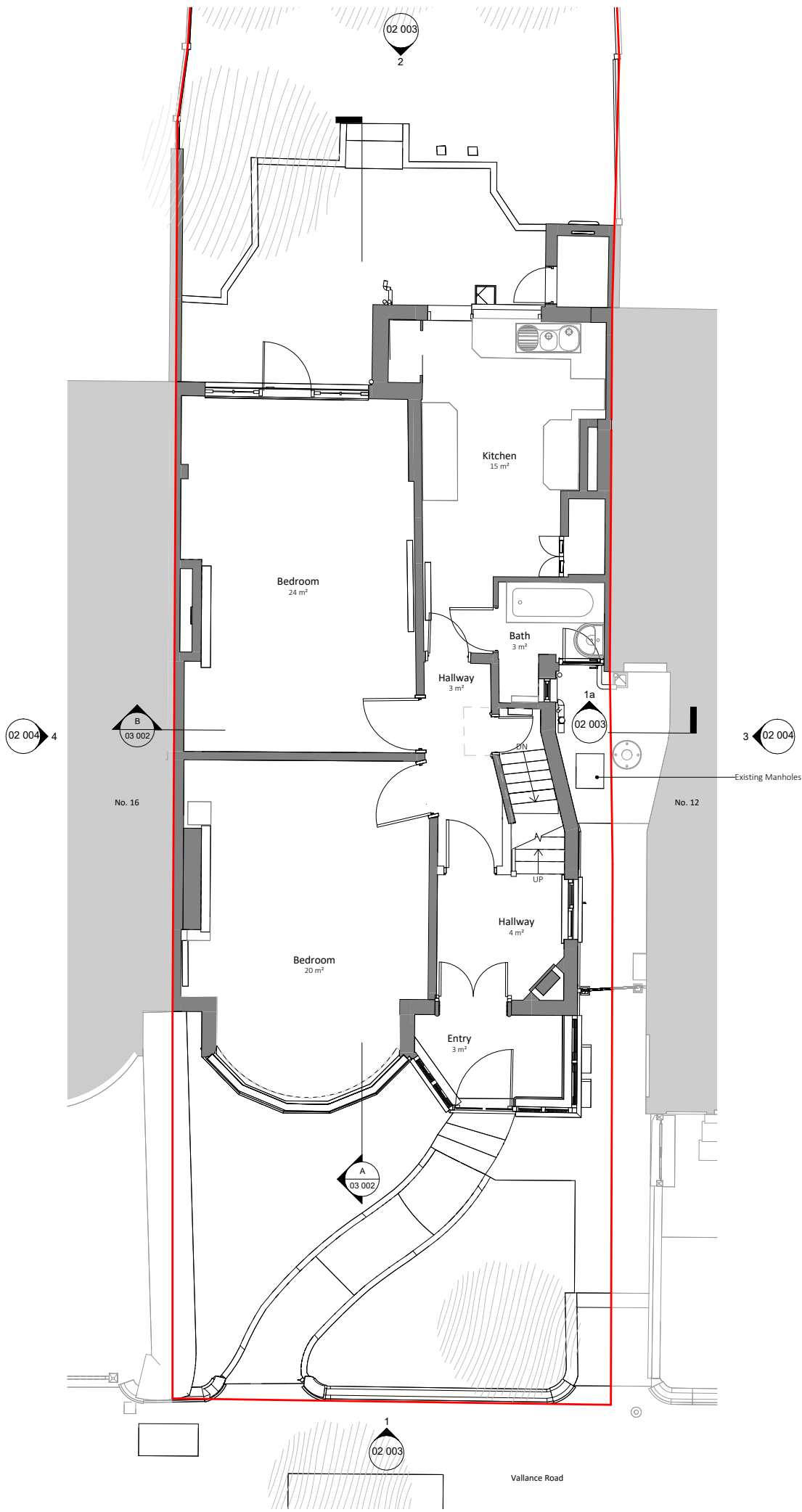
Proposed Plans

Level B1 & Level 00

There are no changes to Level B1 & Level 00.

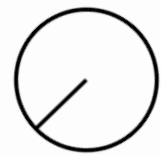


B1 Level B1 Proposed
1 : 50



0 Level 00 Proposed
1 : 50

0 0.5m 1m 2.5m 5m
Scale 1:50 @ A1

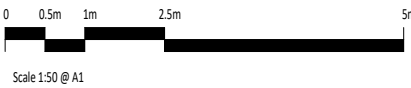
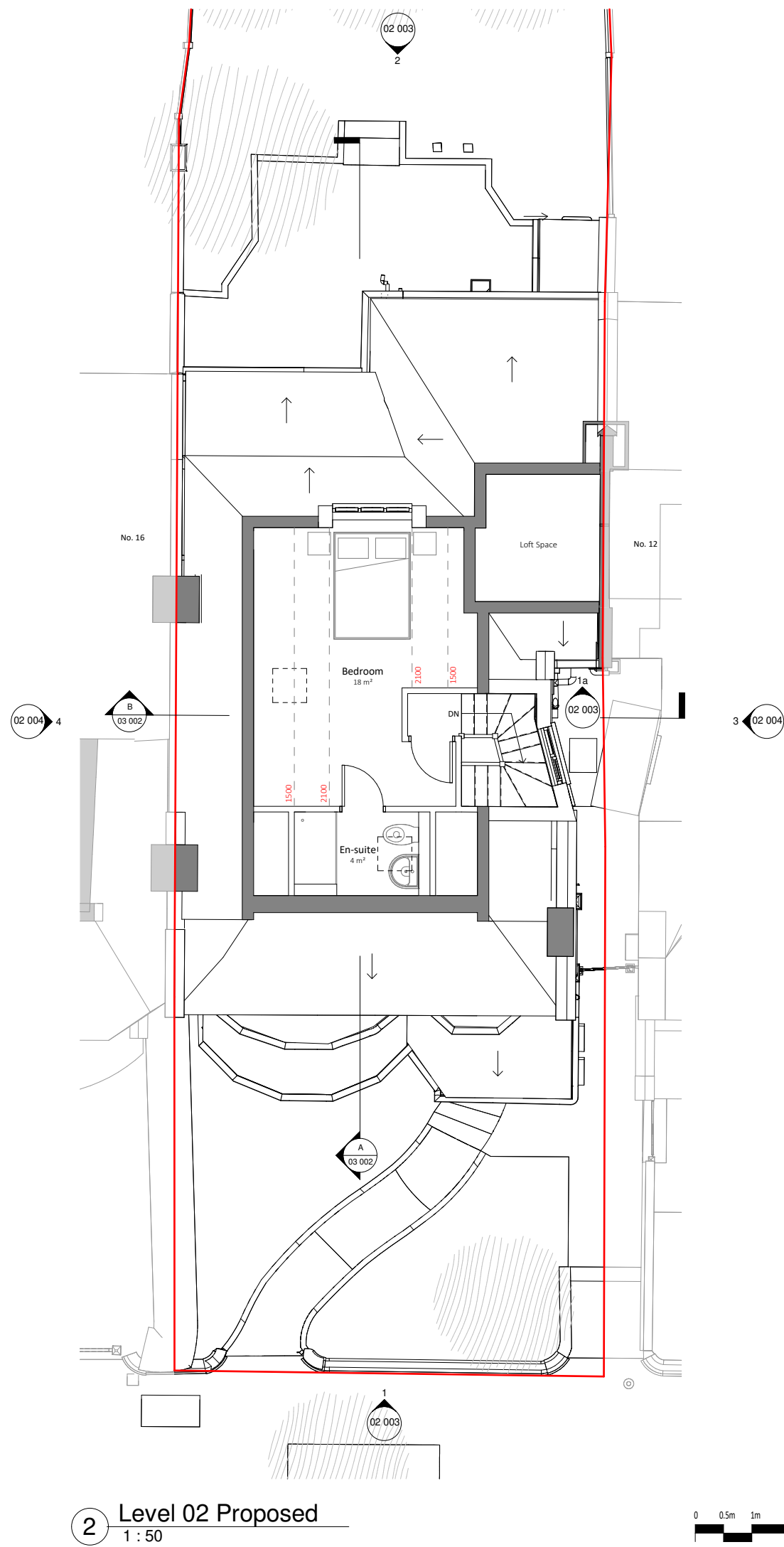
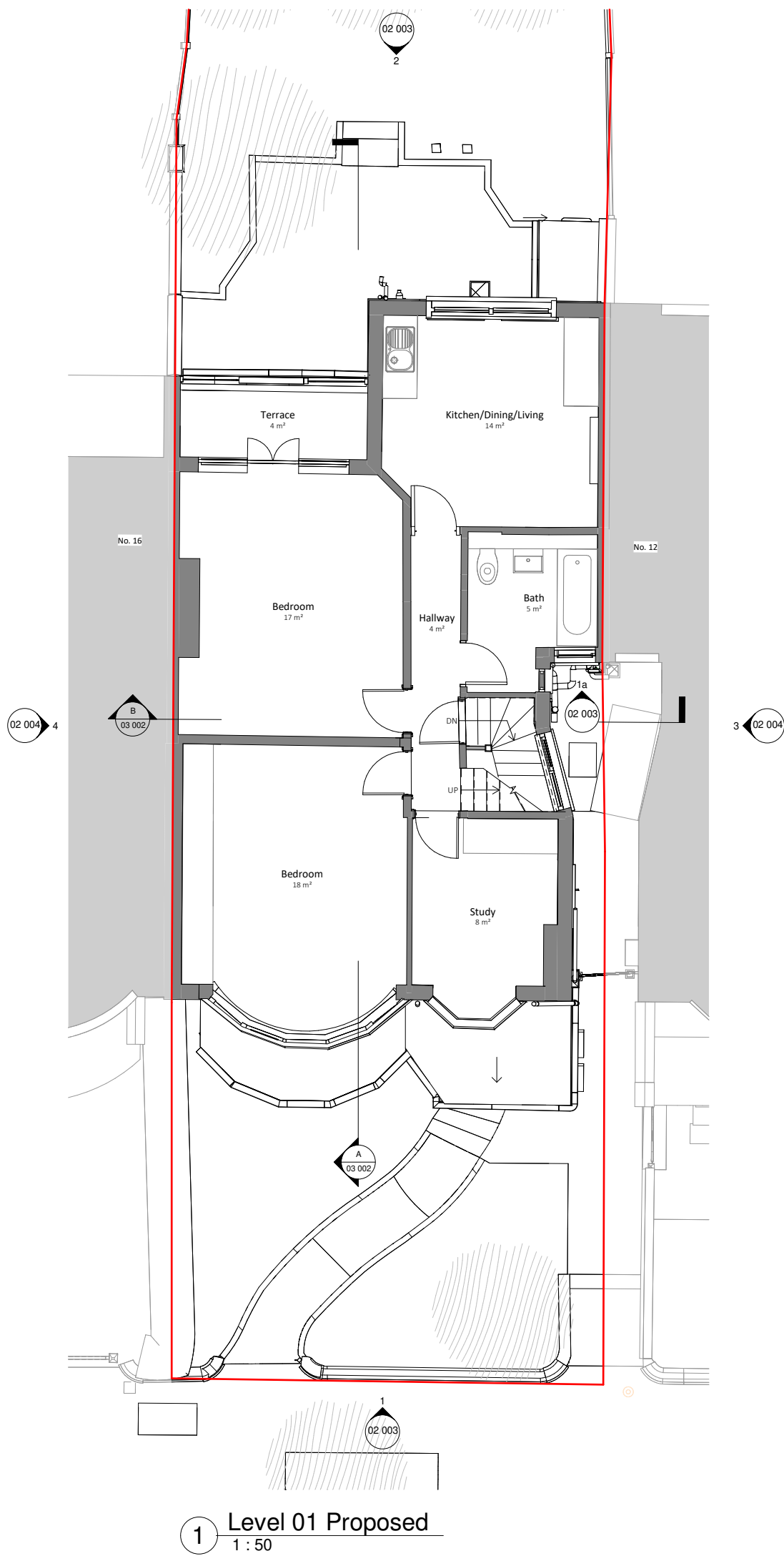




Proposed Plans

Level 01 & Roof Plan

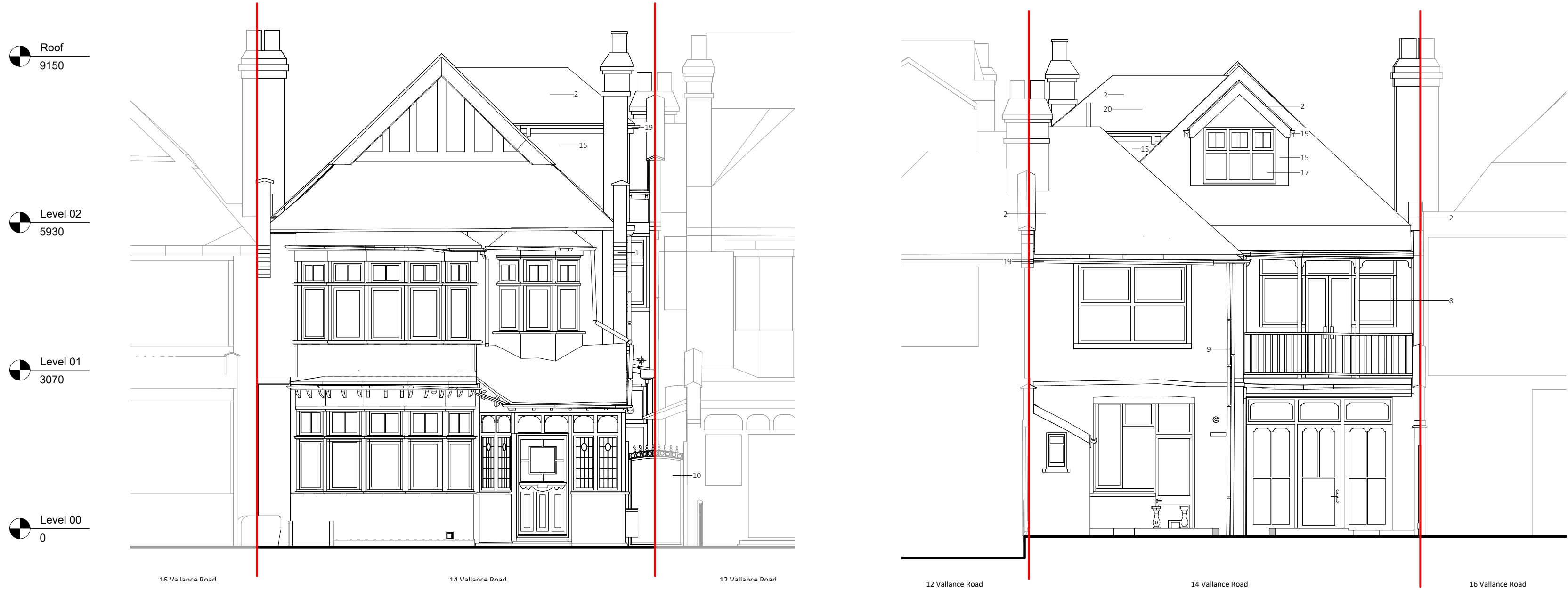
Proposed new staircase from Level 01 to Level 02. Minimal sized dormer to the rear roof to provide views to the park. New bedroom size will comply with policies and the technical space standards. No changes are proposed to the front gable. The proposal consists of discreet conservation style rooflights.



Proposed Elevations

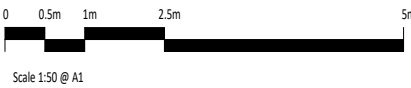
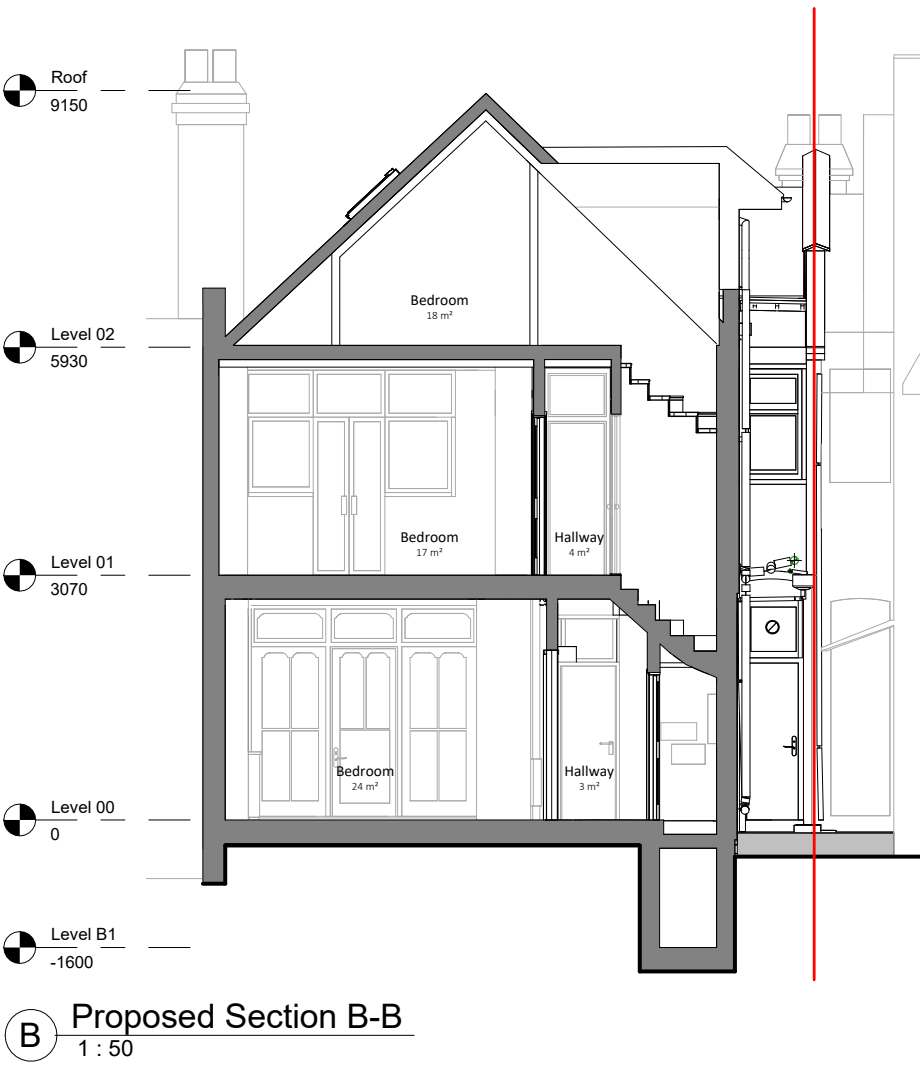
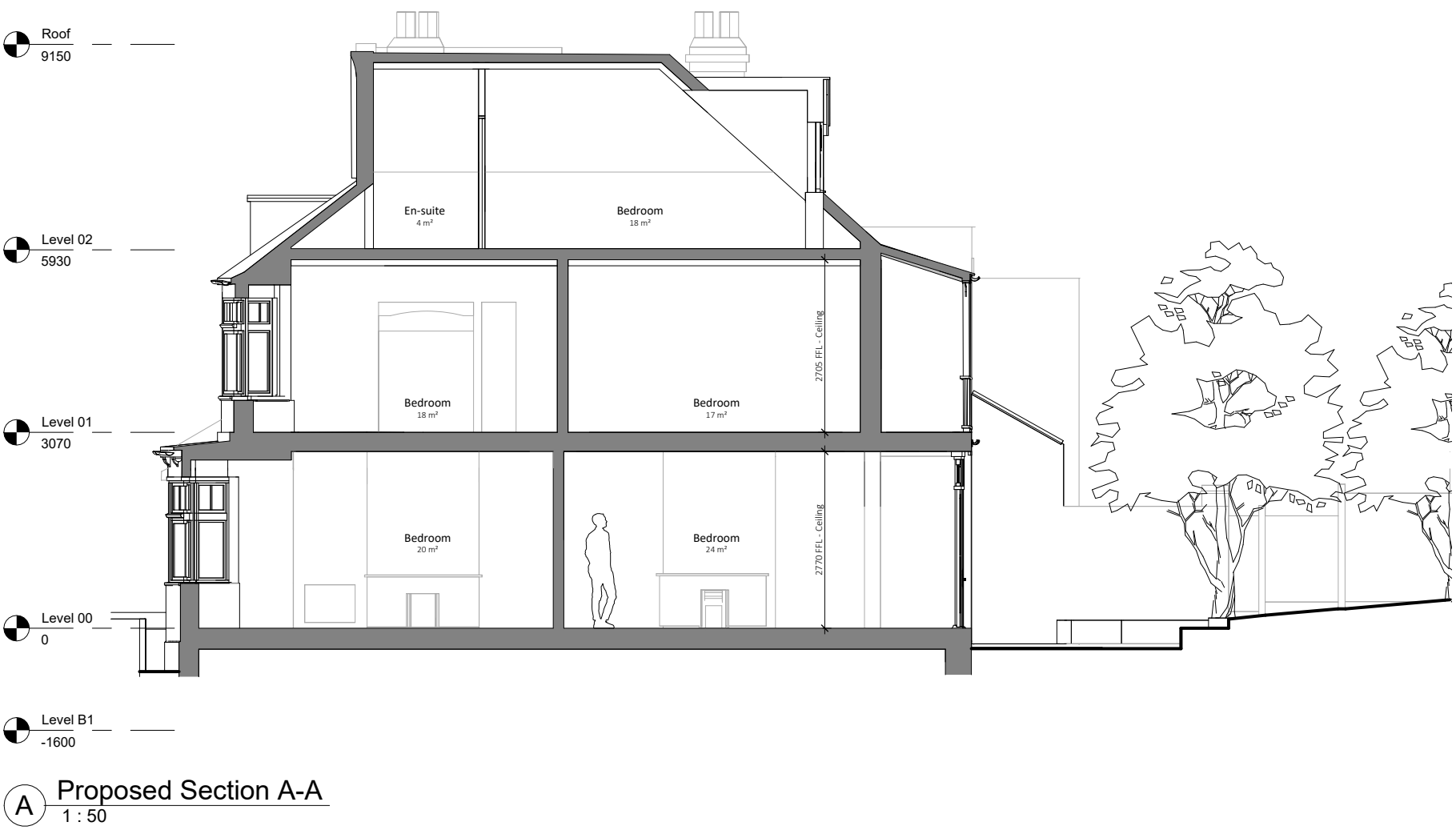
The proposed dormers are in keeping with the existing property by maintaining design consistency, sympathetic scale, and minimal disruption to the architectural character. The addition of a side dormer addresses the practical need for increased headroom, ensuring that the staircase functions effectively while preserving the overall aesthetic appeal of the building. The proposed dormers will be subserviant to the existing roof.

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



Proposed Sections

The proposed dormers provide additional natural light, ventilatoin, and an ensuite without disrupting the front elevation. The floor to ceiling height within the loft is adequete for the space to be used with no issues, however the addition of a dormer is required to allow for a staircase.



Conclusion

The principal aim of the proposal is to provide a high quality loft 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, strategies, and plans.

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





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RIBA 

Chartered Practice