

October 2022

DESIGN AND ACCESS STATEMENT TO ACCOMPANY PLANNING APPLICATION FOR WORK AT 7 WOOD VALE, N10 3DG

This application is for proposed changes to 7 Wood Vale – hip to gable loft conversion, single storey rear extension and thermal insulation retrofit / upgrade. The property is a two storey house with unconverted loft. The house is not in a conservation Area.

Rear Extension

The proposed single storey rear extension is similar in depth to the neighbouring property, no9. It will not be full width with a gap providing access to the side passage between the two houses retained. At the boundary with no5, there will be a section of roof profile to match the existing pitched roof over the short extension at that property with a parapet wall between. A privacy screen at the end of the short balcony has been proposed to prevent overlooking.

Hip to Gable roof extension

We have included photos [L(-5)02] showing the existing terrace of houses. No7 is located at the south end of the terrace. However it is significantly different from no1 that is at the other end of the terrace and from the street, it is the neighbouring property, no9, that more closely mirrors no1 and provide the end of the terrace . As can be seen form the photos, no 9 has a similar prominent projecting front gable roof. We do not believe that the existing hipped roof at no7 is a telling feature of the terrace or that the amended roof profile will harm the appearance of the terrace or wider context.

Rear Dormer

The proposed rear dormer is not full width with a gap retained to the parapet wall and at the south end. There are large dormers at both no9 and no 3. The house overlooks tennis courts to the rear and has a long view to the East. It is proposed to clad the dormer in tiles to match the roof.

Thermal efficiency upgrade

The existing house is solid wall construction, with suspended timber floor and very minimal insulation with a few existing external details that are very difficult to insulate. We have proposed externally insulating the walls of the property as the most effective wall to thermally upgrading the building fabric. We have proposed internally insulating an area around the section of wall north of the bay window so the line of that wall will still align with the adjoining property. It is also proposed to recreate the brick detailing over the external wall insulation and to install pebble dash so that the materials match the neighbouring houses and appearance of the terrace retained. We have proposed moving the entrance door as the opening width would be reduced by the external wall insulation. Solar panels have

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been proposed on the front elevation and on the flat roof of the rear dormer. The architect completed a project on a nearby road, Onslow Gardens, and that was recently certified to the rigorous Passivhaus Enerphit standard for retrofit. It is hoped that the retrofit works at 7 Wood Vale will be designed and completed to a similar high standard and dramatically improve the thermal performance of the house.

Access

The primary rooms are all on the entrance level. A larger cloakroom has been located away from previous location under the stairs. The revised entrance door location allows for greater space around the door and easier access and for a ramp to be installed if required.