

planning & heritage statement

95 WOOD VALE
N10

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1 Introduction

This document has been written to support the planning application for alterations to No. 95 Wood Vale, N10.

This document includes the design and access statement, it explains in photographs, drawings and words how the proposals have developed in terms of use, massing, layout, scale and appearance.

The proposed works involve;

1. Extension of the existing basement, to include rear lightwell.
2. Ground floor rear extension in high quality brickwork.
3. Replacement of existing ground floor side extension.
4. Addition of air conditioning unit, colour coded to render.
5. Replacement of existing low quality glazing with a mixture of timber and metal framed high quality metal framed double glazing (permitted development).
6. Replacement of existing loft balustrade and low quality doors. (permitted development).
7. Replacement of existing loft doors (permitted development).
8. Installation of modest, low-level electronic gates to front driveway.
9. Replacement of existing double front door with single panel door and sidelights (permitted development).
10. Rear Juliet balconies at first-floor level (permitted development).
11. New roof light added to attic space. Window to be openable and clear glazed (permitted development).
12. Stripping paintwork off existing brickwork at ground floor level and removing pebbledash to first floor.

2 Site and surroundings

No. 95 Wood Vale is a large, link detached, two-storey dwelling located on the southern side of Wood Vale. Wood Vale is a wide residential street of post-war two-storey dwellings, most of which have been extended over the years.

The Application Property lies at the western end of Wood Vale, leading into Queenswood Road and across Queen's Wood. Crouch Hill Open Space lies to the rear of the application Property.

The dwelling is not located within a conservation area.

The plot is approx. 45m long and 12.5m wide.

The vehicular access from Wood Vale leads to a driveway with forecourt parking in addition to the garage space.

There are trees and shrubs within the front garden and larger trees at the bottom of the rear garden none of which will be effected by the works.



Aerial photo. Note; similarly sized additions to properties at top and bottom

3 Case for improving the building

No. 95 Wood Vale is in need of significant repair in order to secure its future use as a single family dwelling. The new owners are committed to improving both the thermal and acoustic efficiency of the building.

The existing roof has poor flashing and is susceptible to leaking.

The existing glazing creates overheating in summer and excessive thermal loss in winter. We propose to remove the existing garage and extension and to replacing them with a thermally efficient, architecturally appropriate addition.

The existing garage wall which is shared with No. 93 is currently a single skin brick wall. The proposed wall in this location will benefit from acoustic insulation, as well as, a robust flashing detail. The exact cause of on-going damp in this location can be fully explored during the initial demolition phase of the project, with a solution agreed via the Party Wall process.

4 Design Concept

Our brief when approaching the initial design was to preserve and improve the original building. We propose to remove the current extension which lacks architectural merit and replace it with an addition that compliments the language of the original building.

Many of proposed alterations are permitted development and have been included for the sake of completeness. Much of the rear and side extension could also be carried out under PD.

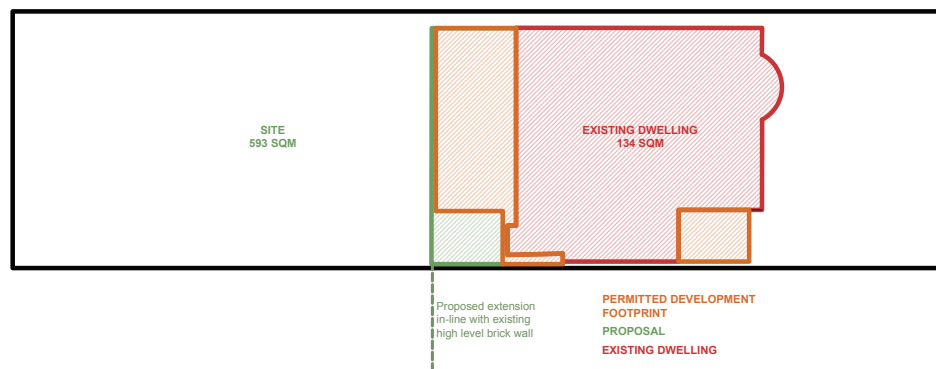


Diagram showing extent of proposal which could be achieved under Permitted Development

The proposed design utilises a material palette which compliments the original building. Using a mixture of high quality brickwork and both hardwood and metal framed, double glazed windows and doors.

The rear elevation maintains an elegant profile with a balanced set of openings across the width of the extension, set between brickwork columns.



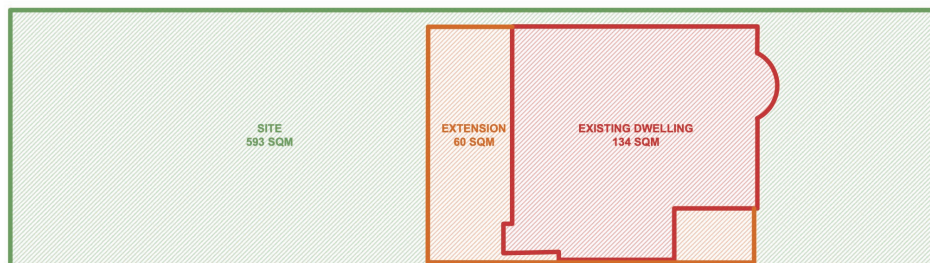
Artist Impression

5 Scale and Mass

The proposed addition has been designed to mitigate impact on the amenity space of nearby dwellings.

The increased footprint of the property is appropriate given the scale of the site and existing dwelling. The new additions will represent a 45% increase in the ground floor and just over 10% of the site area. The overall difference in scale at ground floor is negligible. A 10% increase in relation to the plot size is appropriate.

The increase in mass at ground floor level is similar to many other properties on Wood Vale, the property is link detached, and so the principle of building along the side has been established for many decades.



Massing Diagram

6 Materials

The new owners of No. 95 are committed to restoring the original features of the property and re-introducing architectural merit, much of which, has been eroded over time. As such, the design involves cleaning the paintwork off the original brickwork at ground floor level, re-pointing and bringing back to it's original state.

The principle material of the new extension is brickwork, which will match the restored original.

The new roof will have large areas of glazing to increase daylight with the solid areas to be covered in sedum to increase biodiversity.

The new glazing will be high quality hardwood or metal framed and double glazed, replacing the low quality UPVC.

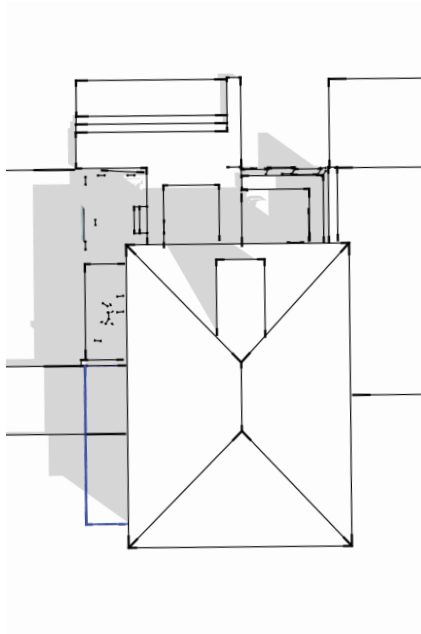
7 Landscaping

No trees will be removed. The landscaping will remain largely unchanged.

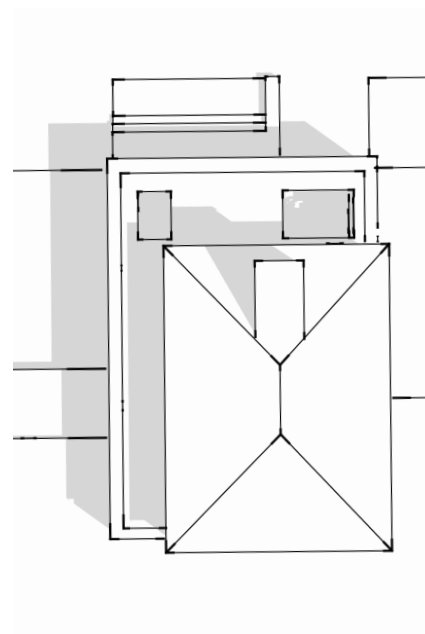
8 Daylight and Overlooking

The shadow of the proposed extension sits largely within that of the main house and the vast majority sits within the boundary of No.95.

The existing property has a large high level terrace, we are proposing to lower, this will aid with the aim of increasing privacy. Given the orientation of the properties and the exceptionally high boundaries to both sides, the impact on daylight will be minimal.



Without extension



With extension



Site photo showing unusually high boundary conditions.

9 Refuse

There are no proposed changes to the existing refuse arrangement.

10 Access & Transport

The property currently has x2 No. dropped kerbs and vehicle access.

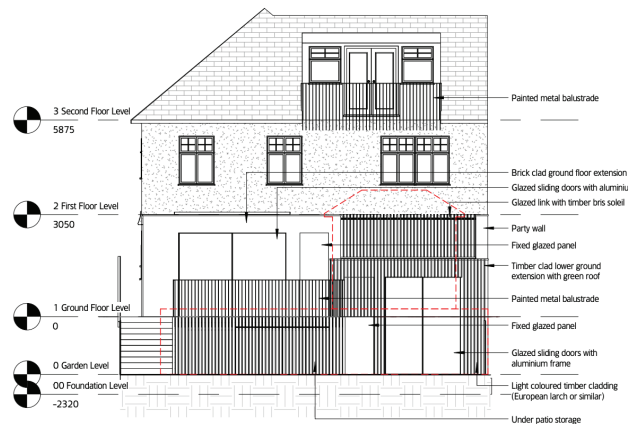
It is proposed to keep this arrangement but add an electrically operated gate.

11 Sustainability

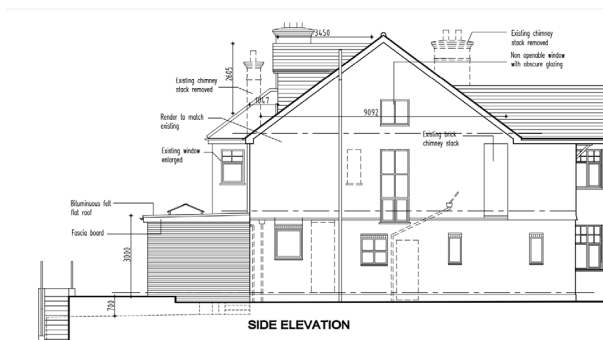
We are replacing the original garage and glazing, both of which have poor energy performance. The new materials will meet current Part L building regulations, thereby increasing efficiency and improving energy consumption.

12 Precedent

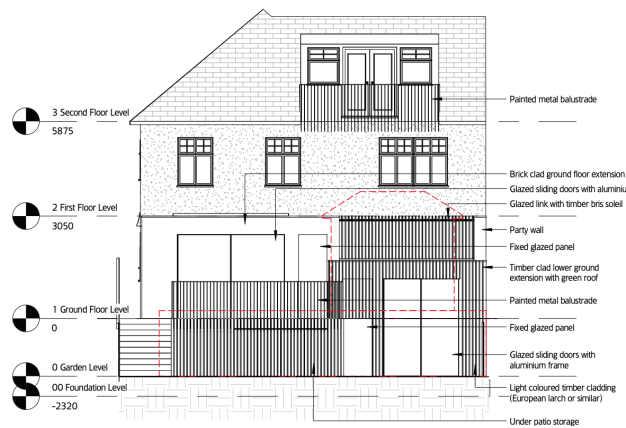
The proposal at No. 95 is in line with many other approved schemes on Wood Vale. Please see some examples below;



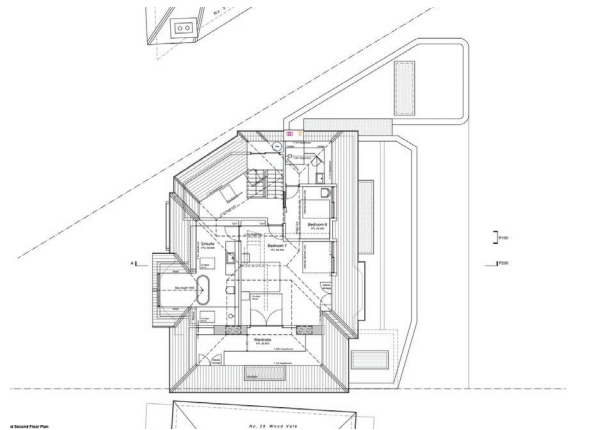
HGY/2017/0022 - Approved - No. 71 Wood Vale, similar sized extension.



HGY/2011/1221 - Approved - No. 51 Wood Vale, similar sized extension.



HGY/2013/1497 - Approved - No. 89 Wood Vale, similar sized extension.



HGY/2018/2750 - Approved - No. 37 Wood Vale, similar sized extension.

13 Flood risk assessment

The application site is not located in a flood risk area.

14 Summary

The principle of development is entirely justified given the information provided within this statement

The proposed replacement extension would represent a significant improvement over the existing situation and would support planning policy by enhancing the architectural quality of the area.

In light of the significant findings of this statement, we respectfully request that permission is granted.

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