

20 Wood Vale

Design and Access Statement

October 2023

This design and access statement, accompanies the householder planning application for the erection of a single storey rear extension, conversion of integrated garage into utility and WC including the change of garage roller shutter to new wall with window, and new landscaping to rear garden, at 20 Wood Vale, London, N10 3DP

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This Design and Access Statement accompanies and should be read in conjunction with the following drawings:

046-0001-S3-Location plan
046-0002-S3-Existing and Proposed Block Plan
046-0003-S3-Existing Ground Floor Plan
046-0004-S3-Existing First Floor Plan
046-0005-S3-Existing Second Floor and Roof Plans
046-0006-S3-Proposed Ground Floor Plans
046-0007-S3-Proposed First Floor Plan
046-0008-S3-Proposed Second Floor and Roof Plans
046-0009-S3-Existing and Proposed Front Elevation
046-0010-S3-Existing and Proposed Rear Elevation
046-0011-S3-Existing and Proposed Side Elevation
046-0011-1-Existing and Proposed Section 01

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1. Site and Context

1.1 Existing Site

No. 20 Wood Vale is a 2 storey with loft extension semi-detached dwelling constructed in the early 20th Century. The property is built from yellow stock brick to the side, with the front and rear elevations a mix of painted render with red brick details. The roof is from red-brown clay plain tiles. The front elevation has a number of pleasing Edwardian features, including a 2-storey segmental bay window, porch with a half timbered gable and a small oriel bay above. There is a single storey integrated garage to the side of the house with a painted metal roller shutter, with a two storey side wing to the original property behind. To the rear there is a small single-storey utility room projection. The windows are a mix of timber UVPC and thin frame metal frames.

The adjoining semi-detached property has a number of asymmetrical features, including a different shaped bay and porch, which is a pattern repeated along the street. This property has converted the integrated garage with the garage doors replaced with a large obscured window.

The property sits on a gentle slope up from the street, with an established front garden and long rear garden with terracing and a number of tall trees to the rear of the site. An existing side passage on the south connects the front with the rear utility room.

The property has private off street parking in the form of a driveway and a garage.

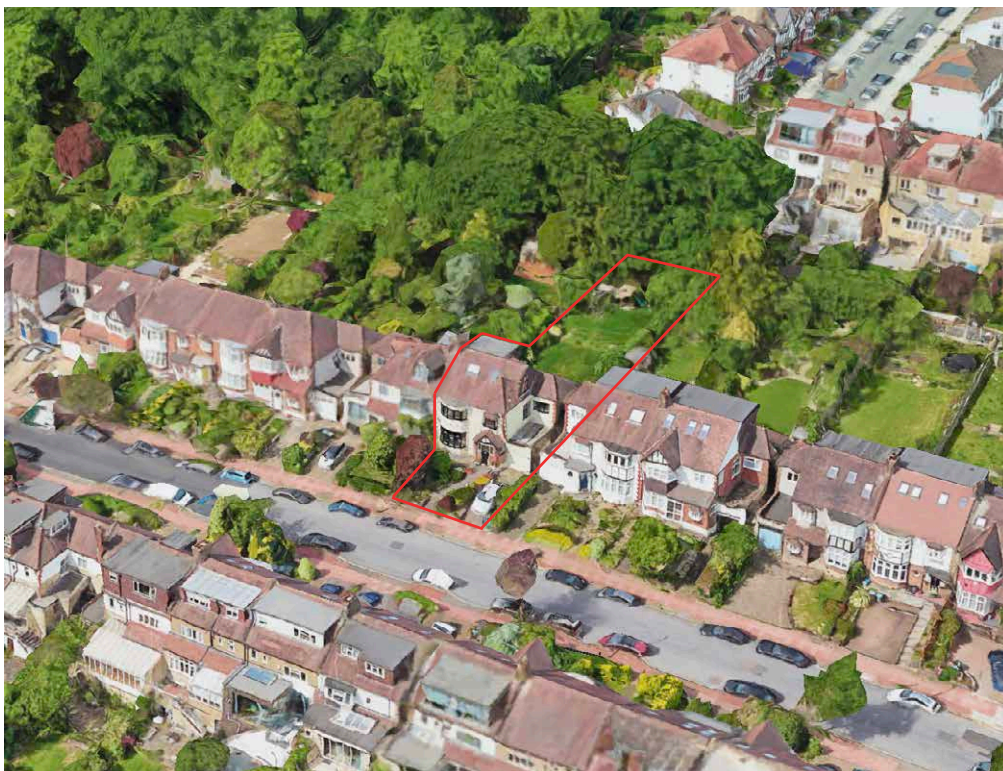
The site is fully owned by the applicant.

The site is neither Listed, nor locally Listed and is not within a Conservation Area.

1.2 Wider Context

Wood Vale is predominantly residential consisting of a mix of detached, semi and terraced houses in the late-Edwardian style. All set back from the street with established front garden. The street is located between Queen's Wood to the West and Crouch End playing fields to the East, with a gentle slope down to the South, giving the street a spacious character.

Many of the properties have undergone multiple changes and extensions over time, adding to the already varied original streetscape. To the rear many properties have replaced the original small utility projection with larger extensions. Nos. 4, 6, 10, 12, 22, 34 and more all have full width or almost full-width rear extensions similar to the scale proposed in this application. Nos. 22, 46, 55, 61, 65, 79, 81 have all converted their integrated garages into extra accommodation for the house.



1. Aerial view with site highlighted

1. Site and Context Continued



2. Photo showing street elevation.



3. Photo showing garden elevation, with existing utility projection seen to the left.

2. Proposal

2.1 Introduction

The proposal aims to reconfigure and extend the ground floor of the property to better suit the needs of a contemporary family home: The existing rear utility room projection is of poor quality and obstructs the connection of the kitchen to the generous rear garden, alongside this, the existing integrated garage is too small to effectively use as a garage and is currently underutilised as an undefined storage space.

Converting the garage space and relocating the utility functions of the house to this location frees up the connection between the kitchen and garden. Along with an improved utility space, our proposals also locate a larder and new ground floor WC in the converted garage. The metal garage shutter is replaced with a new painted rendered wall to match the existing adjacent finishes, within which is set a new round obscured window into the WC. This new round window will be similar in character to the existing round window on the front elevation, creating a coherent composition.

To the rear, the removal of the existing projection allows for the kitchen and dining rooms to be reconfigured and extended further into the garden as part of a full-width single storey extension, projecting 3m from the rear of the main house to align with the neighbouring extension at no.22. The extension is to have a flat roof, with a raised central section. This raised element breaks up the volume of the extension and helps this read as being subordinate to the existing property.

The extension is proposed to be 3m high facing no.18, which is lower than the existing brick boundary wall at this side and so will not result in any loss of daylight. It is proposed to be 2.9m high at the boundary to no.22, however this faces the blank side of an existing extension and so again does result in any loss of daylight to the neighbouring property. The central section of the extension rises to a height of 3.6m, which is set in enough from either neighbour to be of any impact. This height sits lower than the existing first floor window above and so the extension remains subservient to the original property.

The extension is to have a painted render finish to match the existing finish to the rear elevation and dark framed metal windows to match the existing metal windows of the rear elevation. The rendered wall and metal framed windows gives the extension a 1920s inspired character in-keeping with the era of the original house.

The side of the extension facing no. 18 Wood Vale is to be stepped in plan to allow for the existing side passage to have direct access to the rear garden. This improves the current rear access to the garden which is only possible through the existing utility room.

New hard landscaping to the rear of the extension allows for greater connection to the garden, with two levels of terracing to gently navigate the existing height difference from ground floor to garden level.

The proposal provides 21m² of additional floor area, which is less than the 100m² required to qualify for Haringey's Community Infrastructure Levy.



4. Sketch montage of proposed front elevation



5. Photo showing existing round window

2. Proposal continued

2.2 Materials

The proposed rear extension will be of a painted render finish, with rounded rendered columns between the glazing, supporting a rendered horizontal band above. Similarly, the new wall that is to replace of the garage doors to the front of the house will be from painted render. This material has been chosen to match with the existing walls of the house and to be able to offer a high level of thermal insulation.

The glazing is to be in dark coloured metal frames with horizontal and vertical glazing bars. These are to match the replacement windows already installed on the property, but also are appropriate to the age of the original house, being similar in style to the Crittall type windows found in early 20th century houses.

The rear extension is to have a modern, high quality flat roof concealed behind a rendered parapet.

The new terraced landscaping will be from clay paver and brick retaining walls, with existing material from the demolition reused where possible.



6. Sketch visual of part of the rear extension showing rendered finish and stepped central element.

3. Use & Access

3.1 Use

The use of the property will remain that of a class C3 single dwelling house.

3.2 Access and Parking

Front access to the house is via the main front door where there is a sloping path and 4 steps. This access is not altered by the proposals. Rear access is currently via a side passage and into the existing utility room. This will be changed to direct access to the rear garden via 3 steps.

Parking is available on the street and front driveway. The existing integrated garage is too small to provide effective parking and this is to be converted to accommodation as described earlier. Parking to the front driveway is to remain as existing.

3.3 Waste

No change will be made to the impact or demand for waste provisions & collection.

4. Sustainability

Natural materials and those with low embodied energy will be used wherever possible and practical. It is our intention for material from the demolition of the existing utility projection and landscaping to be reused within the new terraced landscaping.

5. Summary

In summary, the proposed single storey rear extension and conversion of the garage adds much needed space to the family home, with minimal impact to the surrounding context & neighbours. High quality materials will be used to ensure longevity & performance which will prolong the use and enjoyment of the building.