

February 2026

## **DESIGN STATEMENT TO ACCOMPANY PLANNING APPLICATION FOR WORK AT 29 WOOD VALE, N10 3DG**

This is the design statement to accompany application for alterations to the roof profile, increasing width of the rear dormer and the existing single storey rear extension and replacing existing garage door with a window. The application also proposes an air source heat pump, replacing existing windows, external wall insulation to the rear, solar panels on the rear dormer roof and a garden building with additional solar panels to improve the energy performance of the house. The existing property is a two storey, terraced house with converted loft. The only planning application that we could find was an application in 1964 to convert the house into two flats and that was refused. We assume the alterations described below were carried out without applying for planning and are historic. The house has a very large garden and the site area is 960m<sup>2</sup>.

### **Wood Vale**

Wood Vale is not in a conservation area and the house is not listed. The houses on Wood Vale are grouped into a series of short terraces. The terraces and the individual houses within the terraces do differ and there is a variety of detailing. The road is also steeply sloped both north to south and east west. This means that there is no consistent roofline or form and further accentuates variety / lack of uniformity in the road. The houses are also set back from the road with generous front gardens. The houses on the west side of the road are set much higher. The houses on the east side have very long gardens looking over the playing fields behind and across to City of London beyond. There have been a number of subtle alterations to many of the existing houses on either side of the road as well as some new build houses and Wood Vale is a very pleasant, verdant road.

### **Existing Roof and Previous Alterations**

The original house had a relatively complex roof form with a higher hipped roof section over the main body of the house meeting a lower pitched roof section over the two storey north side that contains the garage. There has been a series of roof alterations probably constructed in the 1970s/80s. There is a front dormer, rear dormer and a north facing side dormer. The quality and appearance of the alterations are only of a moderate standard. The detailing of the side facing dormer is poor and does not work well with the hipped roof configuration. This side dormer is visible from the street. A large section of the first floor has been lost in order to install a staircase to the loft space at the front of the house.

### **Rear Extension.**

There is an existing single-storey rear extension that could be original and is similar to other small rear extensions in the road. There are also two side extensions. The layout of these is not very coherent with different ceiling heights and detailing. They appear to be cumulative and it is not clear if they are original or not. There is an existing rear balcony that is covered with polycarbonate panels. The site slopes towards the rear. The balcony is built over an existing drainage run and there is a set of stairs down to garden level.

### Proposed Roof alterations

The proposed gable roof form above the existing pitched roof at the north end would replace the existing poorly constructed side dormer and allow for a new staircase to loft level to be sited above the existing staircase. There are a number of gable ends along the street and we believe that this would form would be an improvement on the existing. The two different roof levels would be retained and would not change at the existing junction with the adjoining properties.

At the rear the existing width of the dormer would be increased. This will not be visible from the street and the dormer and fenestration will align better with the proposed windows on the rear elevation. The width of the property is approximately 11.5m and the width of the proposed rear dormer would be 6.5m and so just over half of the width (57%).

### Proposed Alterations to Front Elevation

A covered porch has been formed by enclosing the covered space under the tiled roof adjacent to the entrance door. We have proposed removing this and reinstating the original entrance configuration so the at whole of the front, ground floor bay window is visible. The house has an integral garage. The owners do not wish to retain a garage and can use the off street car singe car parking space. It is proposed to insulated the former garage space, make the floor level and replace the garage door with a window. A similar example of this has been carried out at the house on the opposite side of the road, no22 HGY(2007/0366). No22 have also removed the oriel style window and installed a larger window flush to the line of the wall. We have proposed a similar detail. The existing window and associated structure are difficult details to weather and very difficult to retrofit to avoid significant heat loss. We have proposed retaining the small bay window structure above at first floor level to retain the interest and complexity of the front elevation.

### Proposed alterations to Rear Elevation

The existing rear elevation does not make the most of the view of the great garden. There is a collection of single-storey extensions of varying heights and levels and the appearance would be much improved with a more coherent, unified design. We have proposed rationalizing the ground floor extensions in plan and with the same roof. We have also proposed making the terrace at the same height as the dining / living space so that it is safer and easier. The existing terrace is not deep and not deep enough for a table. We have proposed increasing the depth by one metre and extending the depth of boundary wall with no31 on south side to ensure that the privacy is retained. The space below the terrace is also increased so that it is more useful for garden storage and with sufficient head height.

The windows on the rear elevation are a similar collection of different sizes and heights. The window openings on the proposed rear elevation have been amended so that there is more coherence and alignment across the elevation.

### Garden Building

As described above, the house has a very large garden. There are no trees at the end and we have proposed a timber clad garden building with a maximum height of 2.5metres. We have also proposed solar panels on the roof and a freestanding frame behind.

### Amenity

We not believe the proposed alterations will affect the amenity of the neighbouring properties.

## Sustainability

We have proposed new energy efficient windows for the front and rear of the house. We have also proposed external wall insulation for the rear of the house as this is the most effective insulation type. We have not proposed this for the front to avoid the changes in the building line that external insulation would cause. The existing gas boiler will be replaced with an air source heat pump. The external unit has been located to comply with permitted development requirements. South facing solar panels will be installed on the rear dormer roof and at the end of the garden.