

39 Wood Vale | January 2026

Design and Access Statement

RIBA Stage 3

39 Wood Vale N10 3DJ

Issued: 11 March 2026

Table of contents

1	Introduction
2	Context
3	The Project
4	Sutainability

1. Introduction

Project Summary

The proposed development at 39 Wood Vale, N10 3DJ comprises the following elements:

- First-floor extension above the existing garage to provide a new en-suite to the main bedroom.
- Conversion of the existing garage into a new snug, as previously approved under permitted development reference HGY/2023/2076.
- Replacement of the existing garage door with a window designed to match the style, proportions, and materials of the existing fenestration
- Enlargement of the existing first floor bathroom window..

Site Description

The application site comprises a two-storey semi-detached dwelling, located at 39 Wood Vale, N10, within a well-established residential area of Muswell Hill.

The property is of a traditional suburban architectural style, characterised by a pitched roof with gabled elements, front-facing bay windows, and a combination of brickwork and rendered finishes.

The dwelling forms part of a cohesive group of properties of similar age, scale, and appearance, which together create a consistent and well-defined street character along Wood Vale. The building is set back from the public highway behind a front garden, with existing pedestrian and vehicular access arrangements, including an attached garage positioned to the side of the property.

The surrounding area is predominantly residential in nature, comprising detached and semi-detached family dwellings set within landscaped plots and reinforced by mature street trees, contributing positively to the established suburban character of the area.



2. Context

Site Context

The surrounding area is characterised by predominantly detached and semi-detached family houses of similar original scale, form, and architectural language.

The front elevations along Wood Vale present a largely consistent architectural style, derived from traditional inter-war suburban design with elements commonly associated with a Tudor Revival influence; while there is noticeable variation in massing and volume resulting from incremental extensions and alterations over time.

The site is not located within a conservation area, and there are no heritage designations constraining development. As such, the heterogeneity of alterations is well established, including roof extensions with side dormers and first-floor extensions above garages at neighbouring properties, which together form a clear and relevant context for the proposed development

Project Description and Materials

The proposed development comprises of the extension and minor alteration to the front of the building, designed to enhance the functionality and quality of the existing dwelling while responding appropriately to its context.

A first-floor extension above the existing garage is proposed to provide a new en-suite to the main bedroom. This element of the scheme has been designed using materials and architectural language consistent with the existing dwelling. The extension will feature rendered external walls, windows to match the existing fenestration, and a pitched roof formed as a continuation of the existing roof structure. A sloping roof to march the angles and materials of the existing one, ensures a harmonious addition that blends seamlessly with the original building.

The proposal also includes the conversion of the existing garage into a new snug. This will involve the replacement of the existing garage door with a high-performance window designed to match the style and proportions of the existing fenestration. The surrounding walling will be constructed in brickwork to match the existing materials, ensuring a cohesive appearance.



3. The Project

Planning Statement

The proposal, as part of a bigger scheme for the property, was previously submitted for pre-application advice (PRE/2026/0047)

The pre-application feedback raised concerns regarding the originally proposed gabled first-floor extension above the projecting garage, noting that this form could disrupt the symmetry and coherent design of Nos. 39 and 41 and compete with the established gable features above the double-height bays.

In response to these comments, the proposal has been revised to replace the gabled roof with a more modest sloped roof form. This amendment significantly reduces the visual prominence of the extension and avoids direct competition with the distinctive gable elements that form an important feature of the Arts and Crafts composition of the terrace. The revised roof profile allows the extension to remain subservient to the main building, ensuring that the original architectural hierarchy of the property is maintained.

The design approach has also focused on carefully matching the materials, detailing and proportions of the existing house, ensuring that the extension reads as a discreet and sympathetic addition rather than a competing architectural element. By adopting a simplified roof form and aligning the materials and façade treatment with the existing building, the proposal integrates more sensitively with the established character of the dwelling and the wider terrace.

It is also noted that similar first-floor extensions above garages exist within the immediate area. A selection of precedents are shown on the side. While each proposal must be considered on its own merits, these examples demonstrate that such additions have formed part of the evolution of the terrace over time. The revised design seeks to learn from these precedents while adopting a more restrained and context-led approach, ensuring that the extension respects the architectural character of the Arts and Crafts houses.

Given the reduced visual impact of the amended sloped roof design, the use of matching materials, and the presence of established precedents within the street, it is considered that the proposed extension will sit comfortably within the existing built context and will not harm the character or appearance of the host building or the wider terrace. The proposal therefore represents a sensitive and policy-compliant form of development that responds positively to the concerns raised during the pre-application stage.



Project Use and Layout

The proposed development does not result in any change to the residential use of the property, which will remain a single-family dwelling. While there are no significant alterations to the overall internal layout, the proposed extensions enable the creation of additional space at ground floor and first floor, to meet the family needs.

At ground floor level, the existing garage will be converted to provide a new snug, which will be accessed directly from the main ground floor hallway, ensuring a logical and convenient relationship with the existing living spaces. At first floor level, the proposed extension above the garage will create a new en-suite arrangement, enhancing the quality of accommodation without disrupting the existing layout.

Scale and Amount

The scale of the proposed works has been carefully considered to ensure that the new additions remain proportionate to the existing property. The added volume is designed to be subservient in both form and appearance, maintaining the overall character and hierarchy of the original building. The total increase in Gross Internal Area (GIA) is approximately 17 square metres, representing a modest and appropriate expansion to meet the functional needs of the household.

External Amenity

The existing property benefits from both front and rear private garden spaces, which provide adequate external amenity for the dwelling. A narrow side passageway connects the front and rear gardens, allowing access around the side of the house. The proposed development does not involve any alterations to the existing external amenity areas. Both the front and rear gardens will be retained in their current form, and the level of private outdoor space available to the occupiers will remain unchanged.



4. Sustainability

Sustainable Design and Construction Statement

The proposed development has been designed to minimise environmental impact through a combination of high-performance construction techniques and responsible material selection. The overall approach seeks to reduce both embodied and operational carbon while enhancing occupant comfort and long-term building performance. The new ground floor snug walls and floor will be upgraded to significantly improve thermal efficiency, incorporating natural, recycled, and breathable materials with low embodied carbon and long life expectancy.

In particular, insulation used within the proposed extensions will be natural and vapour-permeable, allowing the building fabric to regulate moisture effectively while supporting healthy internal air quality. These measures will contribute to a reduction in energy demand for space heating and cooling, while ensuring the works remain sympathetic to the character of the existing property. All new glazing at roof level, and where feasible at lower levels, will be specified as triple-glazed units to further improve thermal performance.

Access

The new Snug will be accessed form the ground floor wholeway and the new Ensuite from the main Bedroom. There are no other changes to the exisitng access of the rest of teh house.



Proposed Street View



No 39 Wood Vale View