
24 Wood Vale, N10 3DP

DESIGN & ACCESS DOCUMENT
JUNE 2026



24 Wood Vale, N10 3DP

ENBEE INTRODUCTION

Natalie Black and the team at Enbee Architecture and Design recognise that we are in a climate crisis.

It's imperative that we build responsibly for people and planet, and this principle underpins every project we undertake.

When homeowners are considering extending, renovating or making changes to their homes, it is important to think holistically to ensure opportunities are not missed or, worse, that modifications or extensions are not implemented that will not be robust and fit for the future.

Retrofit has many different definitions dependent on context. What it means to us is the process of upgrading an existing structure to improve its overall performance. Whilst this is fantastic for improved comfort and lower energy bills, it also provides prime opportunity for making strategic spatial changes that can improve the appearance, flow and quality of spaces, making homes more attractive and valuable.

When designing retrofit solutions, we take into account the unique nature of each building. We assess the building's strengths and weaknesses and work with these rather than pursuing extensive demolition and a one-size-fits-all approach, which tends to have much higher carbon impact and carries potential future risks.

The most successful and straightforward way to retrofit tends to be done in one go, but we understand that this is not always practical for budget or numerous other reasons. We work with our clients to weigh up the practicalities and develop phased plans that deliver meaningful improvements while respecting practical constraints.

This approach ensures that our proposals deliver high-quality, sustainable design that complies with planning policy requirements whilst making positive contributions to both the built environment and the climate crisis we collectively face.



Natalie Black, Founder of Enbee Architecture + Design

The Enbee team include:

- RIBA chartered Architects
- ARB registered professionals
- Interior Designers
- Retrofit coordinators

We are experienced in:

- Residential design
- Natural material builds
- Heritage buildings
- Energy efficiency upgrades and technology
- Fabric first retrofit
- PAS 2035

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INTRODUCTION

As we move forward towards 2030, we are all increasingly aware of the need to tackle the climate emergency by retrofitting our properties in the most efficient and visually pleasing way. There is also a need for adaptive measures such as external shading, commonplace in warmer European contexts, now becoming an essential part of the evolving UK streetscape.

At Enbee, we are keen to encourage the best practices for this and to provide ideas and model projects that will encourage others to find good retrofitting solutions of hard to treat historic properties.

We are keen to work with you to develop design solutions that address energy efficiency issues and meet your criteria for maintaining the area's character.

We are aware that Haringey Council aims to make the entire borough net zero carbo by 2041, with an accelerated target for the council itself to be net zero by 2027.

Please note: this document should be read in conjunction with the application forms, drawings and other supporting documents which form part of the submission.



Google aerial view of the site (indicated in red) and context

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No. 24 WOOD VALE

24 Wood Vale is a semi-detached Edwardian/inter-war period house, part of a terrace of four properties located on the southern side of Wood Vale in Muswell Hill. The property dates from approximately 1900-1930 and displays typical architectural characteristics of this period.

External Features:

- Red brick construction with rendered upper floors and brick quoins
- Pitched tiled roof with chimney stacks
- Original timber casement windows (or replacement similar style)
- Projecting ground floor bay window to front elevation
- Recessed entrance porch
- Front garden with boundary wall and mature planting
- Driveway providing off-street parking

Property Configuration:

The house is arranged over two floors with loft space above. The property has a front garden, with driveway and large rear garden.

Statutory Consideration of the site and context:

- The site is not within any Conservation Area designation
- The site is not subject to any Article 4 Directions
- The property is not a Listed Building, nor is it located within the curtilage of any Listed Building
- The site is not located within a Flood Risk Zone and is not subject to any ecological or environmental designations that would restrict development



Google aerial view of the rear of the site (indicated in red) and context



Google aerial view of the front of the site (indicated in red) and context



Google Street View of Wood Vale Road



Google Street View of Wood Vale Road



Google aerial view of the site indicated in red

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EXISTING PHOTOGRAPHS



Front elevation, garage and driveway

Rear elevation and rear garden



Photos taken of the ground floor



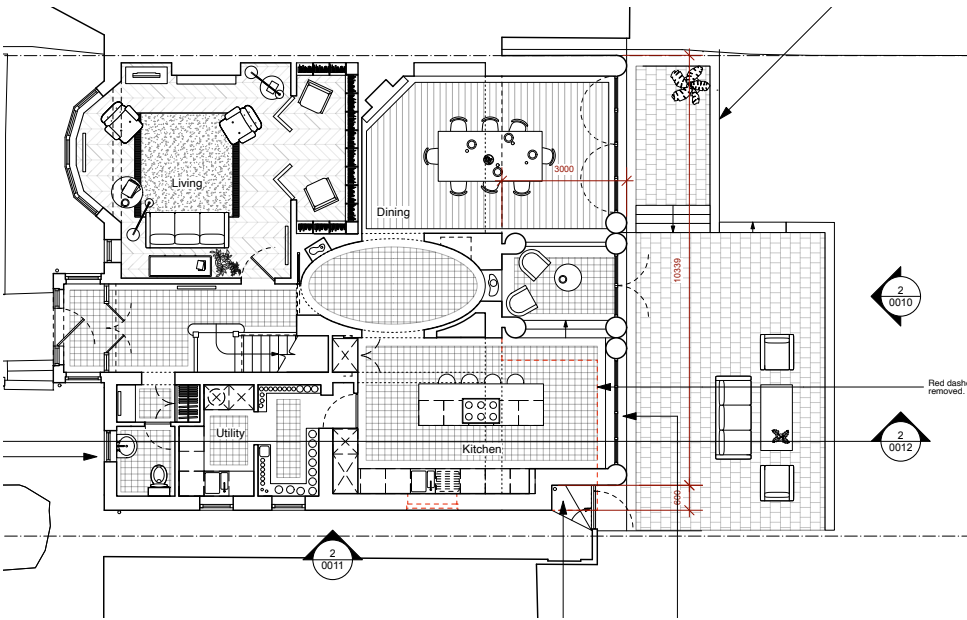
Photos taken of the first floor

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PLANNING CONTEXT

Planning Application: HGY/2023/2804
Application Type: Householder planning permission
Decision: Approve with Conditions
Address: 20 Wood Vale, Hornsey, London, N10 3DP
Proposal: Enlargement of new single storey rear extension, removal of existing rear extension, change of garage roller shutter to new wall with window in front elevation, changes to side elevation windows, and new landscaping to rear garden.



Excerpts from the drawing set and design and access for HGY/2023/2804

Planning Application: HGY/2022/2269
Application Type: Householder planning permission
Decision: Approve with Conditions
Address: 65 Wood Vale, Hornsey, London, N10 3DL
Proposal: Formation of dormer window to front roof slope



2170



FRONT ELEVATION

Excerpts from the drawing set and design and access for HGY/2022/2269

Planning Application: HGY/2017/2908
Application Type: Lawful development: Proposed use
Decision: Permitted Development
Address: 16, Wood Vale, London, N10 3DP
Proposal: Certificate of lawfulness: hip to gable, rear dormer and front roof lights



PROPOSED FRONT ELEVATION



PROPOSED REAR ELEVATION

Excerpts from the drawing set and design and access for HGY/2017/2908

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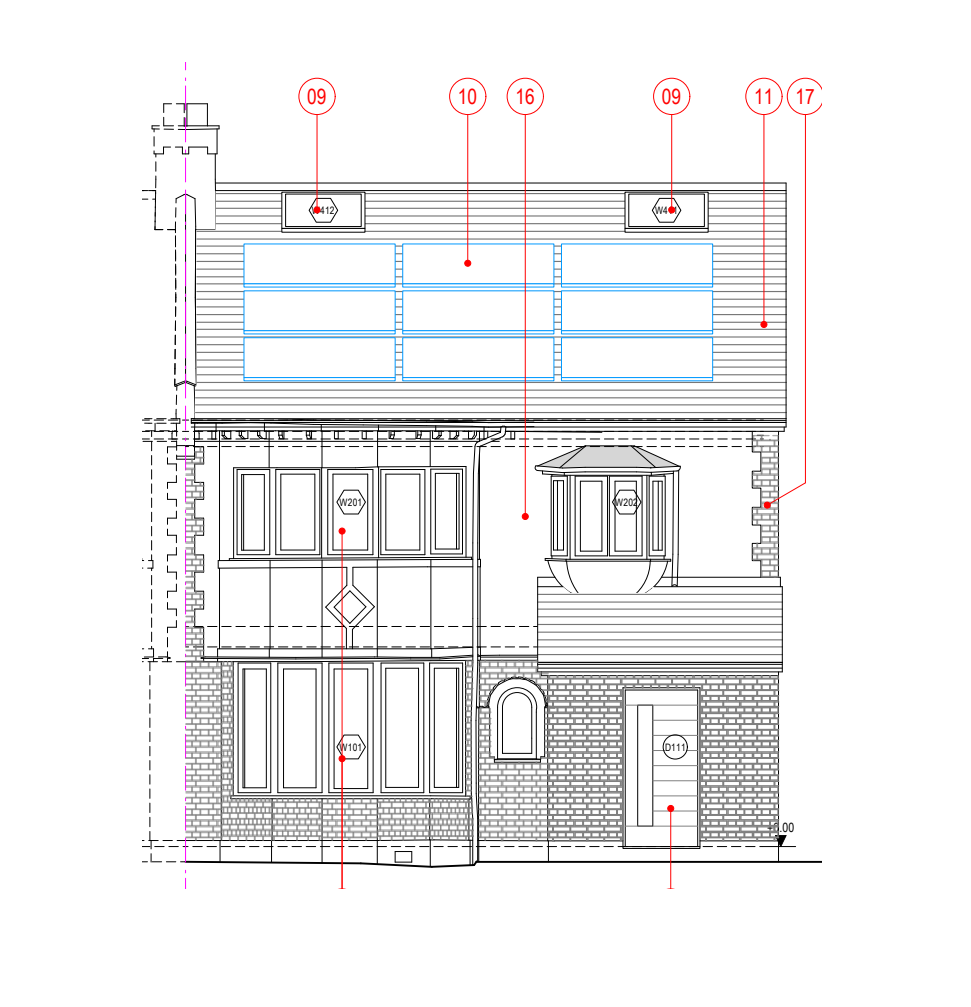
PLANNING CONTEXT CONT.

Planning Application: GY/2012/0438
Application Type: Full planning permission
Decision: Approve with Conditions
Address: 38, Wood Vale, London, N10 3DP
Proposal: Installation of 2 external air source heat pumps with associated screening / planting (householder application)



Excerpts from the drawing set and design and access for GY/2012/0438

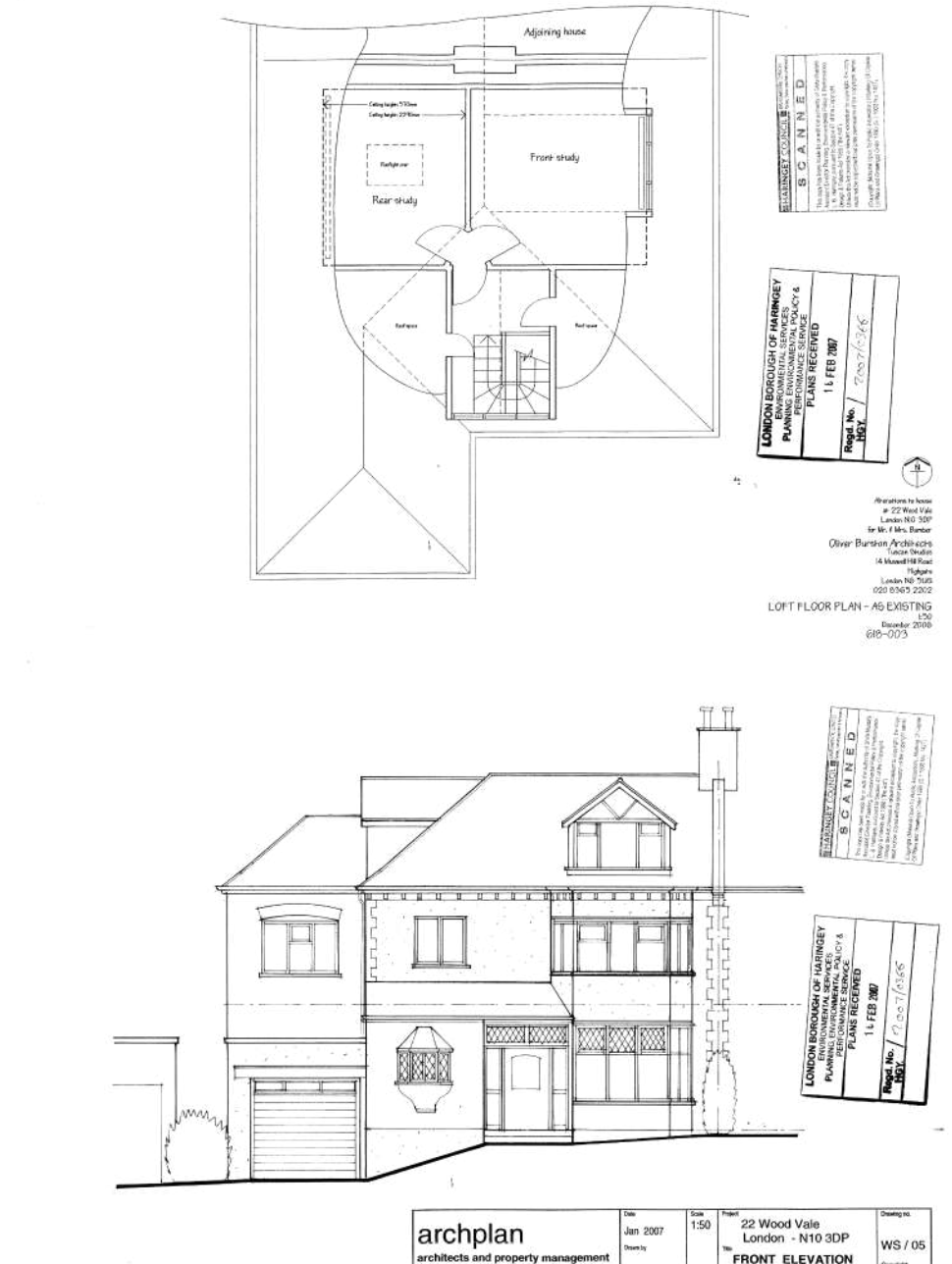
Planning Application: HGY/2022/3541
Application Type: Full planning permission
Decision: Approve with Conditions
Address: 7 Wood Vale, Hornsey, London, N10 3DJ
Proposal: Erection of a single storey rear extension, formation of rear terrace containing external air source heat pump and rainwater storage tank, the construction of a hip to gable extension with installation of solar panels and rooflights to front roof slope, construction of a rear dormer extension with solar panels to the flat roof, replacement of an existing front porch, replacement of front elevation windows, replacement of rear elevation windows, replacement of side elevation window, installation of external wall insulation and the installation of electric vehicle charging point to driveway.



Excerpts from the drawing set and design and access for HGY/2022/3541

Planning Application: HGY/2007/0366
Application Type: Lawful development: Proposed use
Address: 22, Wood Vale, London, N10 3DP
Proposal: Erection of single storey rear extension, erection of rear dormer window, conversion of garage to habitable living space and replacement of existing fenestration.

Note: Front Dormer as existing.



Excerpts from the drawing set and design and access for HGY/2007/0366

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PLANNING CONTEXT CONT.

Planning Application: HGY/2022/2269
Application Type: Lawful development: Proposed use
Decision: Permitted Development
Address: 28, Wood Vale, London, N10 3DP
Proposal: Certificate of Lawfulness for proposed single storey rear extension, rear dormer extension to facilitate loft conversion, installation of window to rear elevation, formation of crossover/dropped kerb to facilitate parking space and alterations to front steps.



PLANNING SUMMARY

The highlighted planning submissions approved by Haringey Council demonstrate local precedent for the scale and type of development as we are proposing at No.24 Wood Vale.

In terms of key aspects of our project, each has been approved in schemes in the area.

- Renewable provisions: positive precedent in approved application for external wall insulation, visible solar panels from main street and inclusion of air source heat pump units
- Hip to gable extensions
- Front and rear dormer
- Single storey rear extensions
- Front slope rooflights
- Replacement and upgrading of existing windows

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SITE CONTEXT : FRONT DORMER

Policy Position & Precedent

We acknowledge that Haringey's guidance states dormers should generally be located at the rear of properties. Front dormers would not ordinarily be supported.

However, Wood Vale presents exceptional circumstances, owing to the number of lawful front dormers already established along the street and the Council's own recent decision-making.

65 Wood Vale has recently received planning permission for a front dormer extension. This recent approval establishes clear and compelling precedent that the Council has determined front dormers to be acceptable on Wood Vale, despite the general policy preference for rear locations.

The application site is directly adjacent to 22 Wood Vale, which has a lawful front dormer (immune from enforcement).

2 No. properties opposite on Wood Vale feature lawful front dormers, also immune from enforcement having been in place for more than four years.

There are at least another 7 No. Properties on Wood Vale with front dormer windows, No's 50, 56, 58, 57, 9, 75 & 77.

While some of these front dormers may not have had planning permission, many are now lawful development and form part of the established character of Wood Vale.

The proposed design replicates the existing front dormer at No. 22 in terms of:

- Scale and proportions
- Positioning and setbacks



No. 24 & No. 22 Wood Vale. Image from Google street view 2015



No. 27 & No. 29 Wood Vale, opposite the application site. Image from Google street view 2015



No. 67



No. 50



No. 56 & 58



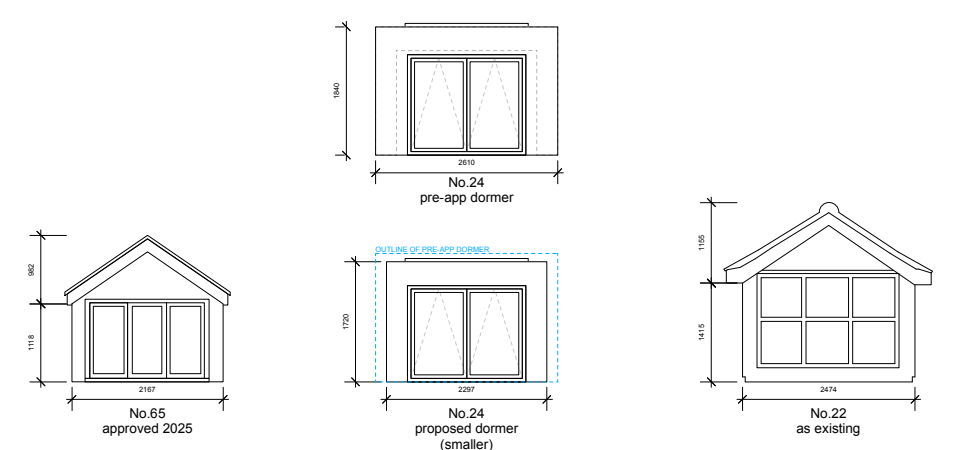
No. 57



No. 9



No. 75 & 77



Front dormer sketch comparison

FRONT DORMER SUMMARY

The recent planning approval at 65 Wood Vale establishes that front dormers are acceptable on this street.

Positive Pre-Application feedback was received with the front dormer design. The scale has also been reduced to be more inline with the one approved at No. 65.

Combined with the existing dormers at approximately 11 other properties, including those adjacent and opposite, and positive Pre-Application feedback on the front dormer design, all provide a compelling precedent for a front dormer extension to be approved at No. 24 Wood Vale.

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DESIGN

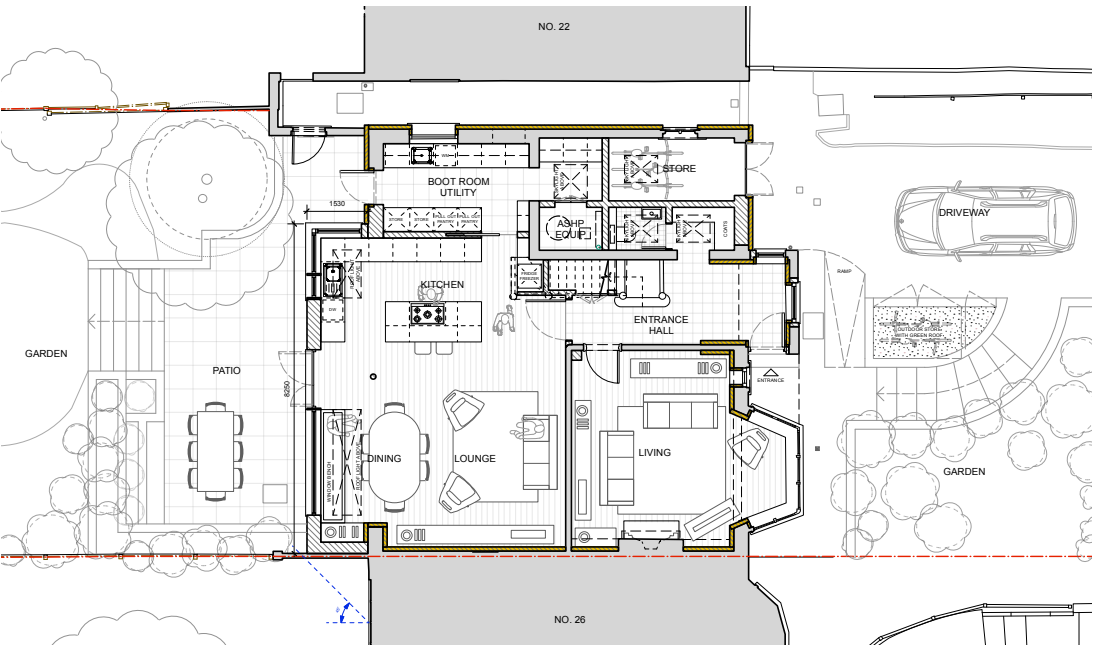
USE + LAYOUT

The proposed development consists of the following main items: Please refer to the full drawing set.

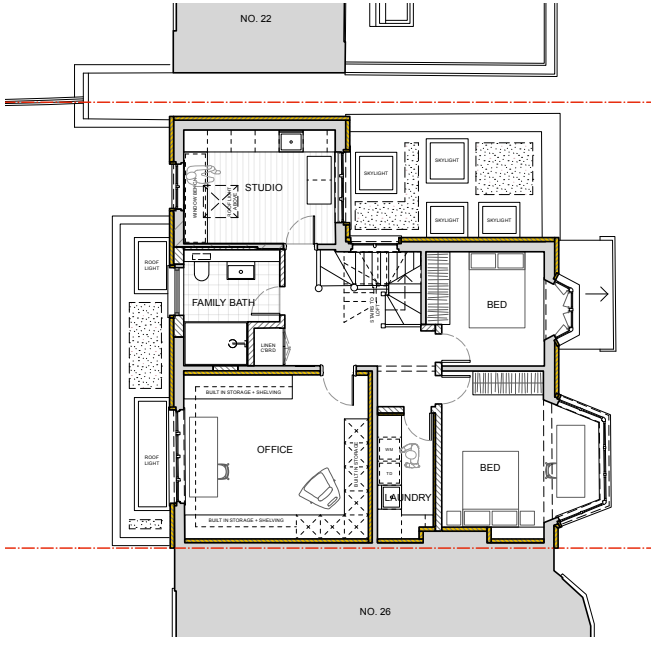
1. **Ground Floor** - single-storey rear extension with a green roof and rooflights, together with alterations to entrance sequence and the raising of the garage roof and parapet, which includes new skylights to enhance natural light. A side-facing utility window is also introduced to improve daylight and ventilation while maintaining appropriate neighbour amenity, reinstating an old blocked-up opening and mirroring the established side window at No. 22.
2. **First Floor** - new window configuration to the rear
3. **Loft Level** - hip to gable roof to facilitate loft conversion of main roof including new rooflights on front and rear roof slope. Large rear dormer with small front dormer and rooflights
4. **Internal reconfiguration throughout the property**
5. **External works** - re-landscaping and entrance sequence to front garden and driveway, to include a new external bike storage with green roof, clad in vertical timber. Patio and re-landscape works to rear garden.



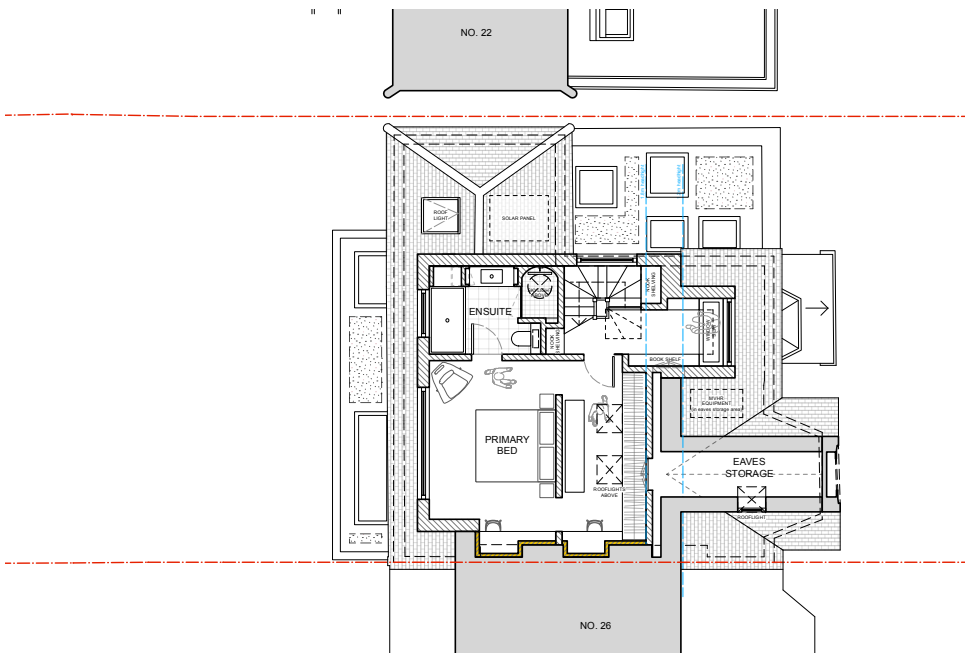
Timber cladding bike store with green roof



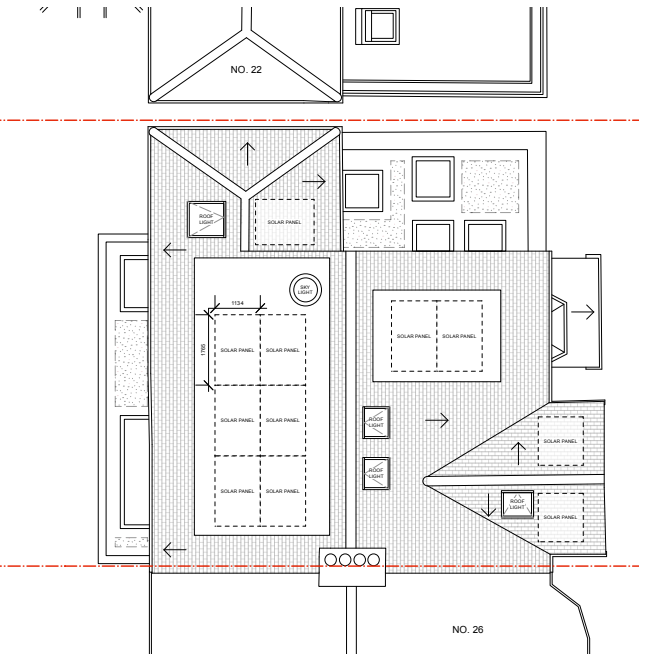
Ground Floor Plan



First Floor Plan



Loft Floor Plan



Roof Plan

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DESIGN CONT.

SCALE + MASSING + MATERIALITY

- 1. **FRONT + REAR DORMERS** - These have been sized to match the local context and not detract from existing features of the properties. The front dormer will feature vertically hung tiles similar to the existing roof to blend in and remain inconspicuous. The rear dormer, will also feature vertically hung tiles and utilise a patterned configuration.
- 2. **REAR EXTENSION** - For the rear extension we are proposing a masonry base with vertical timber cladding above in Brimstone Ash (or similar). Windows and door will be timber framed with the large window featuring external timber louvers to mitigate heat gain. The below images given an idea of the material palette and example features for the project.

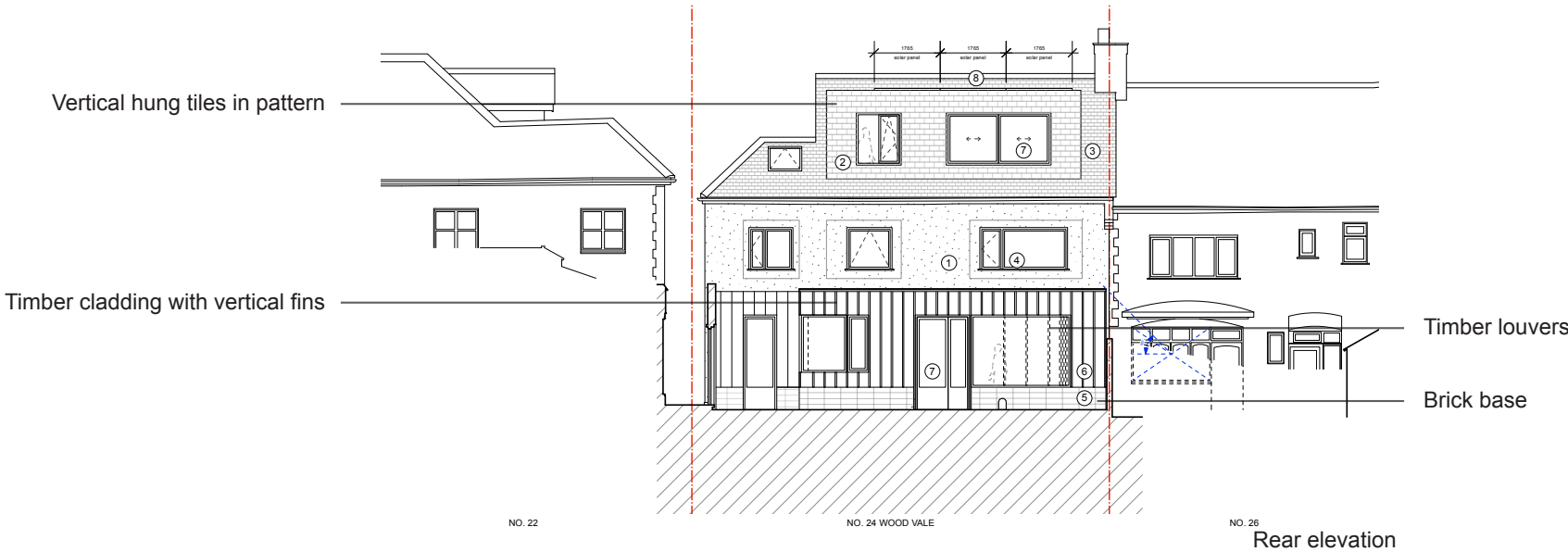


Timber cladding and vertical timber fins



Brick base with timber cladding above

Vertical hung tiles with colour variation and patterns



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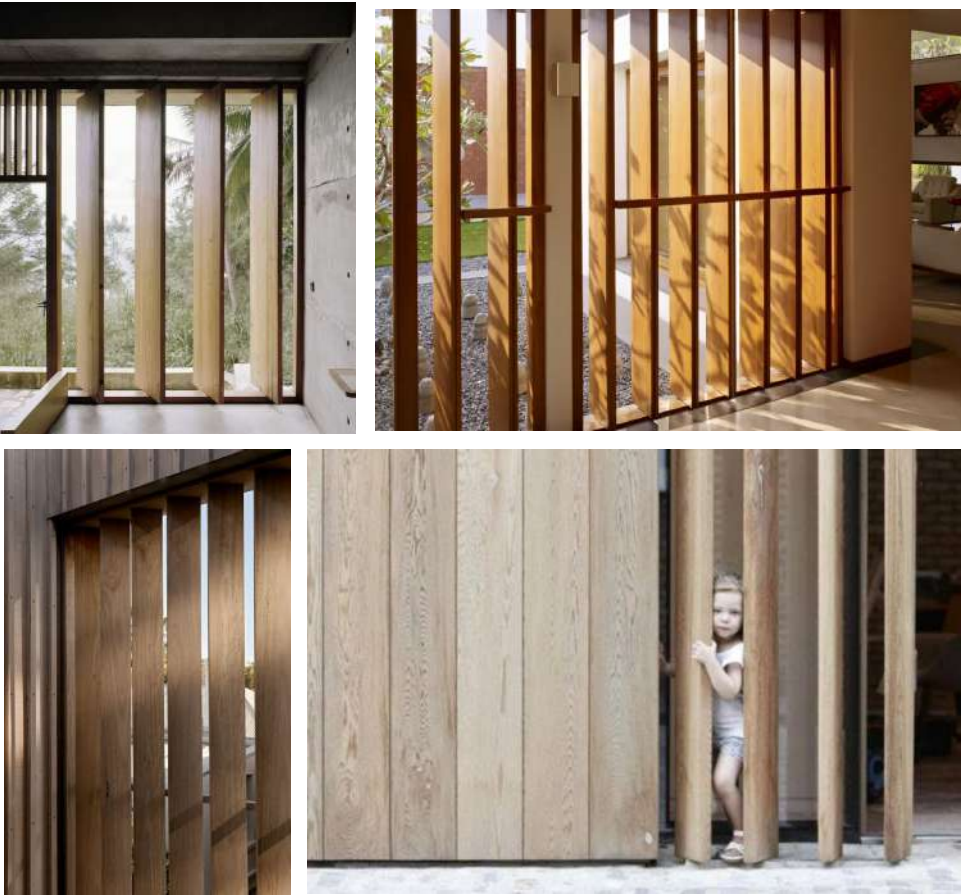
DESIGN

SUSTAINABILITY MEASURES

- **Insulation** - external wall insulation (EWI) with render finish is proposed to first floor of front elevation, entire side and rear elevations. Details and further information on EWI being proposed can be found on page.13. In order to protect and retain the brick details and feature of the front elevation at ground floor level we are proposing to use internal wall insulation (IWI) in this area.
- **Solar panels** - to be located on the flat roofs of the dormers, front facing roof slope above the studio and either side of the roof pitch above the bay window, as shown on the roof plan. In line with design guidance, their projection will be minimal to ensure a discreet and well-integrated appearance. Reference, recently completed Enbee Architecture + Design project on Muswell Hill Road (as pictured)
- **External louvers** - To mitigate solar heat gains, the ground-floor rear extension incorporates external timber louvres, designed to tilt and slide so they remain fully adjustable, allowing occupants to control shading and daylight throughout the day. These are proposed in a matching timber finish to complement the cladding of the extension and ensure a coherent, unified appearance.
- **Retrofit Strategy Measures** - We are aiming to improve the property's energy performance significantly, taking it from an estimated EPC E (to be confirmed) to an EPC A through a whole-house retrofit approach, supported by fabric upgrades, renewable technologies, and improved airtightness. Improvement comparison highlighted in table to the right.



EWI and solar panels at no.7 Wood Vale



Timber louvers

Minimal profile
solar panel

Zinc clad front
dormer



Reference project completed by Enbee Architecture + Design in Haringey

142 Muswell Hill Road

SAP CALCULATIONS- OPTION 1

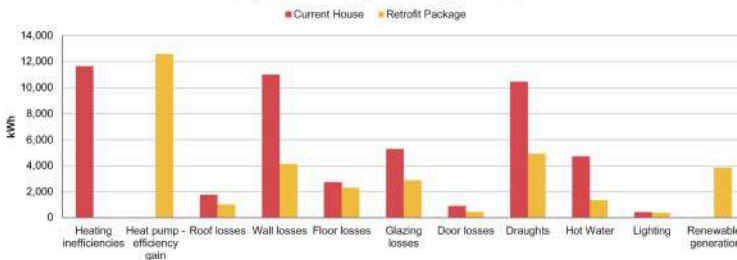
By Retrofit Coordinator, David Masters from BELCE.

What you can achieve

Below are the projected energy performance improvements for your home, based on our evaluation:

Comparison	Energy Rating	Fuel Bills	tCO ₂
Before	54 E	£3,441	10.27
After	95 A	£778	0.25

Your potential energy use after your retrofit



Improvements via retrofit upgrades to property

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PRE-APPLICATION ADVICE

Formal Pre-Application Advice Note was received following an online meeting with case officer Nathan Keyte. The meeting and feedback received was largely positive towards the proposals.

The below provide further information and addresses key concerns raised within the meeting and feedback:

NEIGHBOURS AMENITY

To address concerns regarding neighbours amenity, the proposal has been carefully designed so that, as shown on the submitted drawings, the rear ground floor extension is clear of the neighbour's BRE 45-degree line in both plan and elevation, ensuring no material impact on daylight, outlook or amenity.

SOLAR PANELS

The proposed solar panels have been arranged to provide an effective energy yield for the property while maintaining a minimal projection. They will adopt a detailing approach similar to Enbee Architecture + Design's recently completed Muswell Hill Road project (as pictured on page 12), ensuring a discreet and well-integrated appearance. The panels will sit sensitively within the roofscape and deliver a meaningful sustainability benefit without introducing visual clutter.

TIMBER CLADDING

We noted that timber clad rear extensions have been approved locally including at No.71 Wood Vale ([HGY/2017/0022](#)) and No.173 Cranley Gardens ([HGY/2008/0136](#)), which appear similar in some aspects to the proposals for No.24. In terms of materiality we are proposing timber cladding (Brimstone Ash or similar) with fins to create contrast to the render and tile of the existing building. A thermally modified timber is proposed to enhance durability from 30 to 50 years. In relation to the timber cladding and proximity to the boundary with No.26, all matters relating to fire, spread of fire and combustion will be fully addressed at Stage 4.

FRONT DOOR

While we acknowledge the case officer's preference for retaining the existing front door, to preserve the character of

the entrance while improving thermal performance, durability and security, we propose a new high-performance door that replicates the features and detailing of the original and delivers a thermally efficient construction with traditional detailing.

HIP TO GABLE

In line with the pre-application feedback the existing hipped roof form has been retained above the studio.

FRONT DORMER

As illustrated in the submitted drawings, the front dormer has been reduced in size to be more inline with the recently approved front dormer at No.65 Wood Vale ([HGY/2025/1293](#)). Detail similar to reference image.

EXTERNAL WALL INSULATION

The proposed external wall insulation will use a natural breathable build up (either hemp with lime render, or woodfibre with lime render), with an overall thickness of approximately between 100mm to 130mm. This follows established retrofit precedent.



A precedent for vertically hung tiles, matching the existing detailing, illustrating the intended material quality and finish of the front and rear dormers.



Natural breathable EWI, pre finish (www.thathempcreteguy.com)



Lime render finish (www.thathempcreteguy.com)

