PROPOSED CONVERSION AND EXTENSION AT 57 THE CHINE N10 3PX

DESIGN AND ACCESS STATEMENT

THE LOCATION AND SITE

The site is located within the Rookfield Estate. This is an Article 4 area and also within the Muswell Hill Conservation Area. The existing house, designed by H. Collins, built in 1913, was one of the first houses in the road and is referred to in David Frith's Book – The Rookfield Estate: Muswell Hill's Gardens Suburb. Note is made of the projecting party wall firebreak at roof level, which is an unusual feature for The Chine. The property was originally a show house when this part of the Estate was first built. The house has a simple but elegant style that sits consistently within the overall design of the Estate.

THE EXISTING HOUSE

The house has 3 bedrooms, a loft room and two reception rooms. It has a kitchen which is rather small - even by Parker Morris standards. There is a front garden, side garden and rear garden.

THE NEED FOR CHANGE

We need to have more space to house my mother, who has recently been seriously ill. She is now in her mid-eighties and does not wish to live in a nursing home. It is also possible that she may need a live-in carer in the near future. We would then need additional accommodation to house a carer. Over the years we have struggled to manage in our very cramped kitchen. As we get older, we feel the need for more space. The current layout barely allows more than one person at a time and is not suited for wheelchair access, which may be necessary in the near future. We would therefore like to extend the kitchen so as to enjoy a more normal layout. We have lived on the Estate for 20 years. We enjoy living in our house and have no wish to move.

THE PROPOSAL AND DESIGN

- A new single storey side extension
- A new gable and front dormer to the existing loft room

The new single storey extension is situated in the space between the house gable wall and the adjoining garden. It comprises an extended kitchen and a self-contained single bedroom with shower and WC. A ramped access could be provided if necessary. The extension would be built using matching brickwork and joinery. The first floor is set within a Mansard roof, clad in matching second hand clay tiles and is sprocketed. The hips are covered in clay bonnet tiles. Care has been taken to match the detailing of the surrounding houses as well as the character and scale of the Estate. We have prepared a number of perspective views from a computer model which show the new extension within its setting. Our proposal reflects a similar extension, built opposite in 1989 at No 20 The Chine. We have tried to emulate its details and form. There are also several existing side and garage extensions on the Estate which have a similar massing and form (see Plan 102 Site Analysis). The Rookfield Estate Conservation Guide, published by Haringey Council, shows a 2 storey end of terrace extension at 54 Cascade Avenue, although this has a brick gable end.

We also wish to improve our existing loft room by adding 2 new dormer windows. Our neighbours at 55 have recently gained consent for new gable and roadside dormers. We feel that a similar arrangement would enhance the use of our loft space. Furthermore the construction of the dormers would then restore and balance the symmetry of the two houses. Care will be taken to construct and detail the dormers so that they match those of our neighbours, to which your Department has recently granted consent. The dormers have been kept small and proportionate to the adjoining roof. Cheeks will be clad in zinc and kept as slim as possible. The hardwood window frames and their sills will meet the slope of the roof without unsightly aprons.

We have 3 trees in our front garden and a hedge along the party line to 29 Cascade Av, growing on our land. We will preserve the trees, in front of the extension as well as the surrounding planting. The hedge will need to be trimmed back within the area of the new extension, but will remain in our front garden, as a screen to the adjoining house and its garden.

If we gain consent for these improvements we feel that our house will be more serviceable, able to serve the elderly and also better suited as a modern family home. We feel that we can make these changes but still have a house that blends well with its surroundings.