

27 Cranmore Way
N10 3TP

Design and Access / Heritage statement

1. General description of property

The house is a two-storey, three bedroom house on the Rookfield Estate in Muswell Hill. The house is a mid-terrace property, located on Cranmore Way. The house was built in the early 1900's in the Arts and Crafts style. It is within the Rookfield Conservation Area, and is also covered by an Article 4 Direction.

2. Existing patio / relationship to garden

The existing kitchen and dining areas are at a higher level than the garden; currently accessed via two doors, the external patio provides an elevated outdoor space directly outside the main living areas.

The existing kitchen has a long run which terminates at a flank wall with no windows out to the garden and is located partly in the existing lean-to extension at the rear.

The proposed works aim to create better access to the garden in relation to the main house and living spaces, and to better amount of daylight into the kitchen / improve the views out to the garden and patio areas.

3. Proposed alterations

The proposal is to enlarge the rear opening, replacing a double door and two casement windows overlooking the garden with double French doors and full height fixed windows in the same style. The current side window and door will be replaced by a window using the same width as the existing opening.

This space will be complemented by a new window opening at the rear of the lean-to, providing the kitchen with light and a view of the garden, and a timber pergola covering the patio, providing shade and privacy.

The garden patio level will be raised to the same height as the kitchen and dining room floor, allowing for better integration of the internal spaces and improved access to light, fresh air, and the garden.

The proposals provide no additional habitable living space.

4. Key elements of the design

The proposed new doors and window are of modest size, will be in keeping with the existing materials, and are of sympathetic design. This will preserve and maintain the character of the conservation area.

The doors and windows will be consistent with the current casement style, with wooden frames and glazing bars painted white. The width of the rear and side doors and windows using existing openings will mirror the width of the existing openings. The new proposed window features an arch, in keeping with original Arts and Crafts arched openings found at the front and rear of properties throughout the Rookfield Estate.

A modest pergola will be erected across the patio, creating shade and privacy, keeping the house cooler during the summer months, bringing the green space closer to the rear of the house where the main living spaces will now be (dining/snug/kitchen), and extending the amount of time that can be spent outside.

It is proposed that the patio be raised to mirror the height of patios on multiple neighbouring properties on Cranmore Way and the Rookfield Estate more widely. The height of the fence bordering number 29 will be increased to maintain privacy and to match the height of the fence on their boundary with number 31.

We consider that the proposed changes are of sympathetic design. The proposed works compliment the existing property and Estate characteristics, and do not detract from the character of the original dwelling.