

7 Cascade Avenue London N10 3PT

Design and Access Statement

7 Cascade Avenue is a single family dwelling house, on the north side of an area of open ground known as The Court, within the Rookfield Conservation Area.



SITE PLAN



AERIAL VIEW



REAR ELEVATION SHOWING SIMILAR DORMER WINDOW AT
NO 3 CASCADE AVENUE



FRONT VIEW



SIDE VIEW

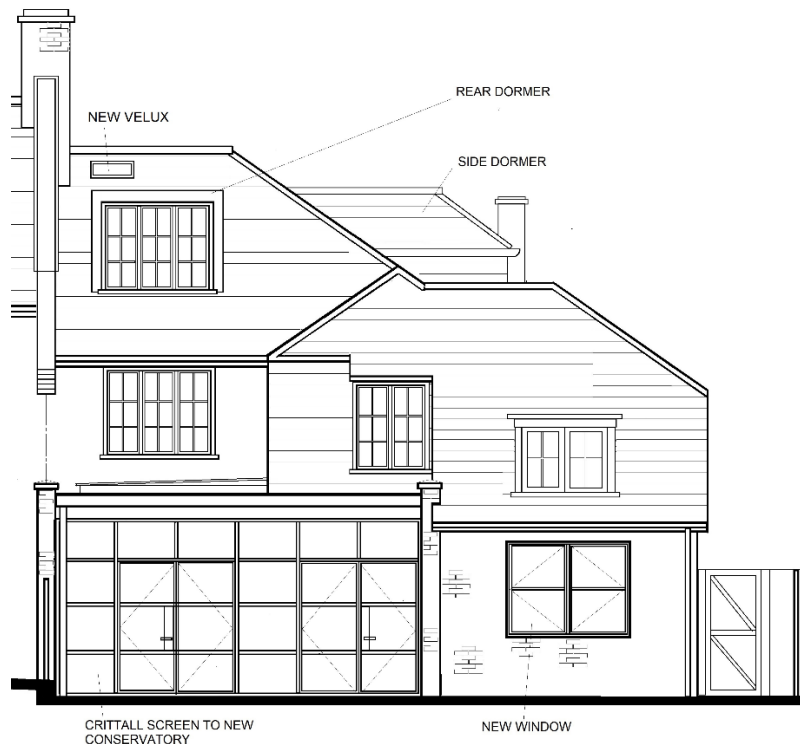
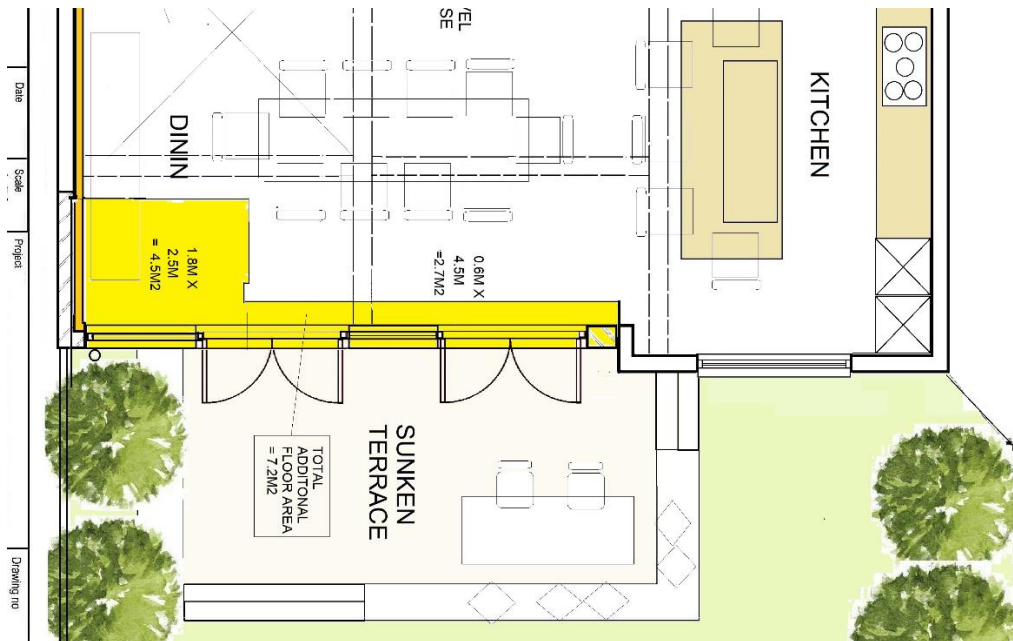


REAR VIEW

THE PROPOSAL

GLAZED REAR EXTENSION

It is proposed to demolish the existing rear conservatory, and replace with a glazed extension as detailed. This would only extend the footprint as indicated in yellow below, and would be set back around 300mm from the existing building on the right (marked kitchen).



PROPOSED REAR EXTENSION IN PLACE OF EXISTING CONSERVATORY

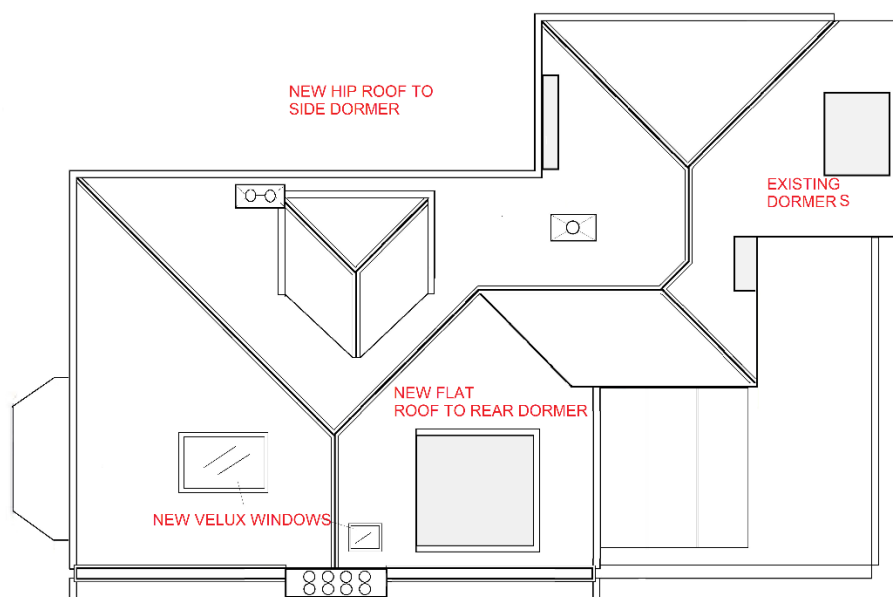
PROPOSED DORMER WINDOWS

It is proposed to install a rear dormer window to an the attic conversion, and a side dormer window with hipped roof to allow staircase access into the new second floor. Both would be of traditional construction, with timber casements to match the host property and clay tiled cheeks.



PROPOSED SIDE DORMER WINDOW

In addition it is proposed to add a velux window to the front elevation, and a small velux to the rear to add light to a new shower room.



ROOF PLAN AS PROPOSED

Rear and side dormers are a common feature on the street, and there are a number of front dormers and velux windows as illustrated below.



-  REAR DORMERS
-  SIDE DORMERS
-  FRONT DORMERS AND VELUX WINDOWS

DESIGN AND PLANNING CONSIDERATIONS

The main planning considerations raised by the proposed development are:

1. Impact on the character and appearance of the conservation area;
2. Impact on neighbouring amenity;

IMPACT ON THE CONSERVATION AREA

Impact on the character and appearance of the conservation area London Plan Policy HC1 seeks to ensure that development proposals affecting heritage assets and their settings, should conserve their significance. This policy applies to designated and non-designated heritage assets. Local Plan Policy SP12 and DPD Policy DM9 set out the Council's approach to the management, conservation and enhancement of the Borough's historic environment. DPD Policy DM9 states that proposals affecting a designated or non-designated heritage asset will be assessed against the significance of the asset and its setting, and the impact of the proposals on that significance; setting out a range of issues which will be taken into account. In relation to extensions or alterations to residential buildings, including roof extensions, Policy DM9 requires proposals to be of a high, site specific, and sensitive design quality, which respect and/ or complement the form, setting, period, architectural characteristics, detailing of the original buildings, including external features such as

chimneys, and porches. The policy also requires the use of high-quality matching or complementary materials, in order to be sensitive to context.

THE ROOKFIELD ESTATE

The site is part of the Rookfield Conservation Area, centering around the Rookfield Garden Village Arts and Crafts estate. There is no current conservation area appraisal for the Rookfield Conservation Area, but the following is an extract from *The Rookfield.Org website*

Built by the Collins Family from 1899 onwards –

The Garden Village occupies some 15 acres of the original 23 bought by Collins. Muswell Hill, sloping to the south east, falls from 230 to 152 feet above sea level in 900 feet (a 1 in 11.5 gradient). The north-south slope across the estate is 45 in some 800 feet (a 1 in 18 gradient). The roads in the village all slope except Cranmore Way which is on more or less level ground, and Rookfield Close which nestles at the foot of a steep slope.

The first road built, Rookfield Avenue, followed the contour and formed a curve linking the two other sides of a triangle. Cascade Avenue echoes that curve and again links the two outer roads of the Estate. By building Cranmore Way to leave Rookfield Avenue at a 45 degrees angle to join Muswell Hill lower down a pocket of land is created into which a cul-de-sac, Rookfield Close, could be inserted. The Chine leaves Cascade Avenue in a manner that suggests enclosure and the formation of another cul-de- sac, although in fact a through way into Etheldene Avenue is provided. The north-south orientation of the two major roads gives views up to the line of trees on the crest of Muswell Hill and there is a similar outlook (towards wooded land) from Cranmore Way. The curves of Rookfield, Cascade and The Chine give a feeling of intimacy and enclosure to the village from within.

There is a considerable amount of communal open space within the village, notably in the land originally used as tennis courts in front of the Court (Cascade Avenue) and in the quadrangle enclosed by Rookfield Close. Existing trees have been preserved both on the verges and in the gardens. Verges are broad and grassy and the design of front gardens is such as to create a rural village atmosphere.

There is both variety and harmony of house designs within the Estate. The houses are in the English vernacular tradition and owe much to the Arts and Crafts movement. Materials are exclusively brick and tile except for the use of pebbledash on some houses in Rookfield Avenue, built by Herbert Collins.

REAR EXTENSION

The rear extension is not visible from the public domain, and sits behind the existing rear of the building and is therefore subordinate in character. It replaces an existing undistinguished conservatory structure. The use of Crittall style steel windows is not characteristic of the conservation area, however it has been used successfully in conjunction with heritage properties and does afford a robust solution to the replacement of the existing structure. Owing to its limited visibility and the visual improvement offered compared to the existing structure, it is believed this is an acceptable solution in this context.



USE OF CRITTALL SCREENS ON HERITAGE ASSETS

DORMERS AND VELUX WINDOWS

There are a large number of dormers of traditional appearance on Cascade Avenue and the dormer on the rear is characteristic of these. The side dormer varies somewhat from the other side dormers on the road as it does have a hipped roof. The side elevation to the application site is not typical of Cascade Avenue as it does present a wide facade of differing heights and elements, with chimneys, tile hanging and various window shapes. The proposed dormer will add to the Arts and Crafts variety and rich texture of this elevation. The side chimney will remain the dominant feature when viewed from the road, and will partially screen the proposed dormer.

The front velux would be of the conservation area style, and flush with the roof surface.



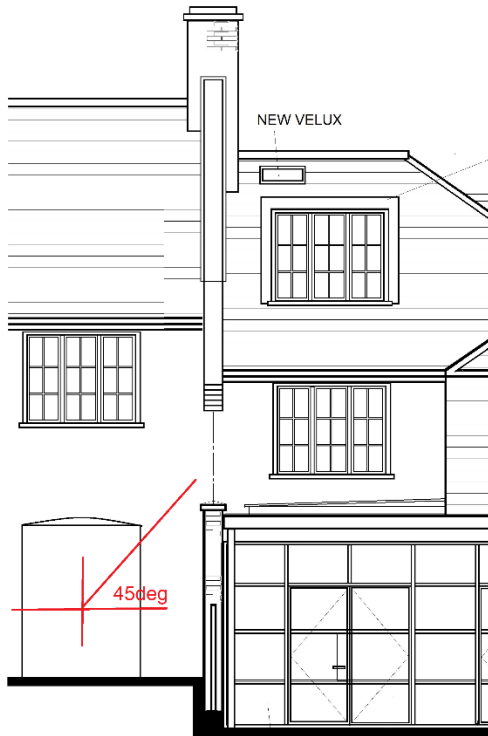
EXISTING VARIETY TO THE SIDE ELEVATION TO 7 CASCADE AVENUE

IMPACT ON NEIGHBOURING AMENITY

Impact on neighbouring amenity 6.7 London Plan Policy D6 outlines that design must not be detrimental to the amenity of surrounding housing, in specific stating that proposals should provide sufficient daylight and sunlight to surrounding housing that is appropriate for its context, while also minimising overshadowing. London Plan Policy D14 requires development proposals to reduce, manage and mitigate noise impacts. 6.8 DPD Policy DM1 'Delivering High Quality Design' states that development proposals must ensure a high standard of privacy and amenity for a development's users and neighbours. Specifically, proposals are required to provide appropriate sunlight, daylight and aspects to adjacent buildings and land, and to provide an appropriate amount of privacy to neighbouring properties to avoid overlooking and loss of privacy and detriment to amenity of neighbouring resident.

IMPACT ON No 5 CASCADE AVENUE

Owing to the considerable change in level between No 5 and No 7 Cascade Avenue, No 7 is around 12 brick courses or 900mm below the level of No 5, and as a result the proposed wall on the boundary will not have an adverse effect on the sunlight or daylight enjoyed by No 7, or an unacceptable increase to the sense of enclosure.



THE HEIGHT OF THE PROPOSED EXTENSION COMPLIES WITH GOVERNMENT GUIDELINES WITH RELATION TO ADJOINING WINDOWS

ACCESS

Access to the rear garden will be improved by the provision of level access to the proposed new glass doors.