



CONSERVATION AREA ASSESSMENT / DESIGN ACCESS STATEMENT

Loft conversion and addition of new rear dormer window at

17 ROOKFIELD CLOSE N10 3TR

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Fig 1 Rookfield Garden village design c1910



Fig 2 House rear elevation.

Introduction/Proposal

This report is in support of a full planning application for works within the Rookfield conservation area.

The proposal is to enable the use of an existing loft space by addition of a new rear-facing dormer and two conservation rooflights.

The existing house.

The house is a two storey mid-terraced property located on Rookfield Close. The designer was William Collins who had links to the Welwyn Garden City development group and designed the road as part of the 'Rookfield Garden Village'. The attractive design takes several cues from the arts and crafts movement, Baillie Scott in particular, and construction dates from 1915. There is a very strong and consistent 'Garden village' style to the properties. The road loops around in a horseshoe, enclosing a central green space and creating a very particular local identity or design character which has survived intact.

Heritage assets.

The site is located within the Rookfield Conservation area and with an article 4 direction, however does not fall within the curtilage of a listed building. The local character is predominantly residential.

The house exhibits all of the characteristics of the conservation area and is considered to be an integral part, making a highly significant contribution to this heritage asset.

The house is un-touched externally from its original design and has no dormers or rooflights other than a small original attic window allowing some light into the loft above the stair area.

Position and overlooking

Given the existing degree of mutual overlooking from rear-facing first floor windows, any additional overlooking created by the new dormer would not be significant, particularly as the plane of the new windows are kept back from the rear wall of the house and from the party walls. Overall, the proposed roof extension would not result in a material loss of sunlight or daylight or have an overbearing appearance to either neighbouring property. There will be no material loss of privacy to neighbouring properties.

The proposal would seem acceptable in amenity terms. It seeks to preserve the character and appearance of the house and of the Rookfield Conservation Area by choosing a dormer addition of modest size and using facing materials to match the existing.

Access

Access to the house by vehicle and via the existing front door will remain unaltered. Internally, access to the proposed new bedroom will be from the existing staircase room via a new dogleg flight with winders. The new stair together with heights for light switches etc will be designed to comply with current building regulations standards.

Layout

The existing house benefits from a steeply pitched roof enclosing a generous loft space. Headroom provision is adequate for creation of a new 5th bedroom plus an en-suite. Existing provision for

drainage is provided at the rear. It is recognised that any roof alterations would need to be kept to the rear and below the existing ridge level.

The new en-suite is to be located against the party wall with No 16 . This enables the new bedroom to benefit from north-facing daylight from the whole width of the new dormer. The new en-suite is to be served by one new conservation rooflight to the rear. Useful storage space is exploited towards the front of the house.

Scale / Appearance

The new dormer is to be constructed to match others in the terrace and will have casement windows to match the house as far as is practicable within current building regulations requirements. The new dormer will be set back 1.1 metres from the rear wall of the house. To the sides, the dormer cheeks are to be set back 1.4m from the party walls.

The proposed development is in general accordance with Haringey Policies DM1 and DM12 of the Development Management, Development Plan Document 2017, and policy SP11 of Haringey's Local Plan Strategic Policies 2017. The proposed development also appears to accord with the relevant policies of the London Plan 2021 and the NPPF.

The external materials to be used for the proposed development shall match in colour, size, shape and texture those of the existing building. External wall finishes are to be vertical-hung plain clay tiles with a flat roof finished in lead with traditional lead -roll detailing and black rainwater goods to match the existing.

Landscaping

No alterations to the existing landscaping scheme are proposed.

Heritage impact

The construction of the new dormer will clearly have an impact on the appearance of the rear of the property. However, the character of the terrace as a whole is unaltered from the street side. Further, previous examples of this type of roof addition are evident locally and these appear to have been highly successful and in-keeping. The new dormer has been designed using the same palette of materials as the parent house, and to be implemented in a traditional style. Being at high level and clearly set back from the adjacent houses, the dormer is considered have little impact on the character of the heritage asset. Its traditional design will be consistent with the character of the conservation area.

End.