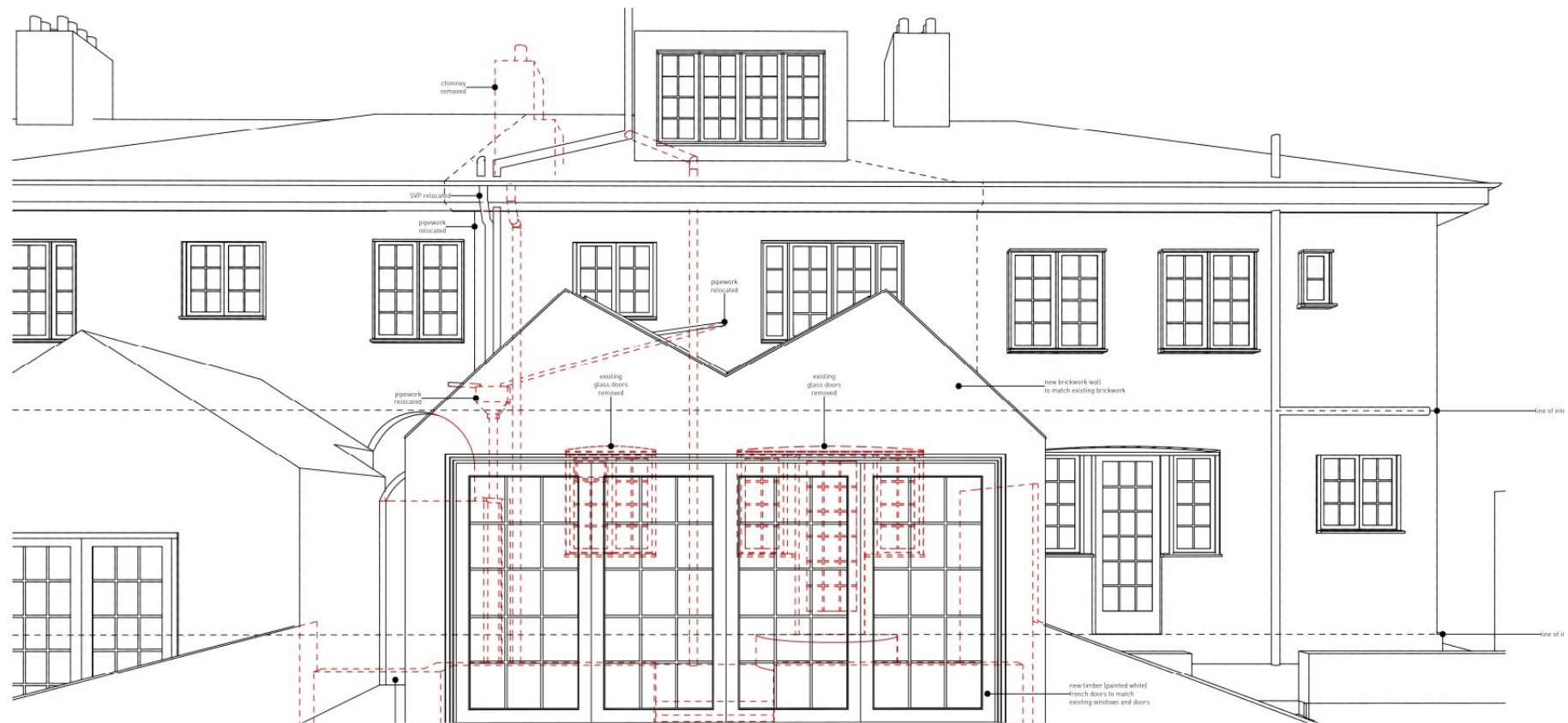


DESIGN, ACCESS & HERITAGE STATEMENT

Improvements and alterations to 14 The Chine, London N10 3PY

April 2024



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1. INTRODUCTION

The property at 14 The Chine is within the Rookfield Estate Conservation Area and within an Article 4(2) Area (see image below), however there are numerous examples of different sizes and styles of dormers and rear extensions within the local area.

The house is accessed from The Chine.

The site is situated on the edge of Rookfield Estate.

See diagram of Conservation Area:



2. SITE



The Chine Google Earth plan view

14 The Chine is a three-storey house in the Arts and Crafts style in single ownership and occupation. It is in the London Borough of Haringey (LBH) Rookfield Conservation Area. It is similar in design to each of its neighbours.



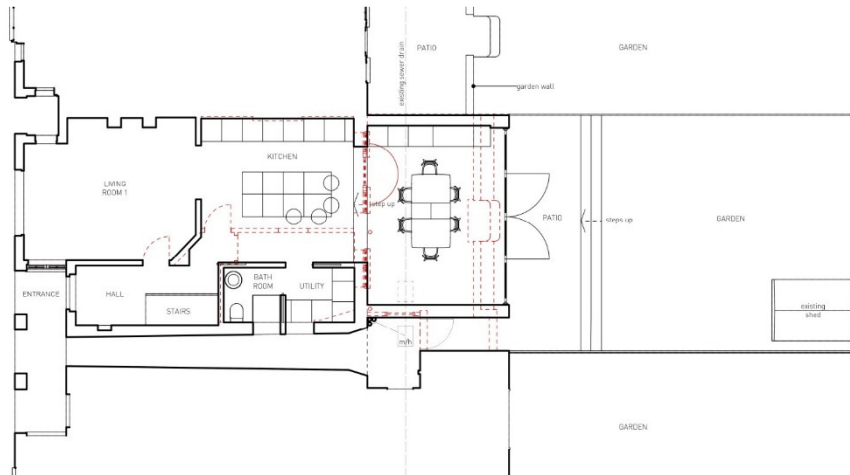
The Chine front view

Many of the neighbouring houses have received planning permission for alterations.

No 12 has a rear extension.

No. 18 has a single storey rear extension.

3. PROPOSED LAYOUT RATIONALE



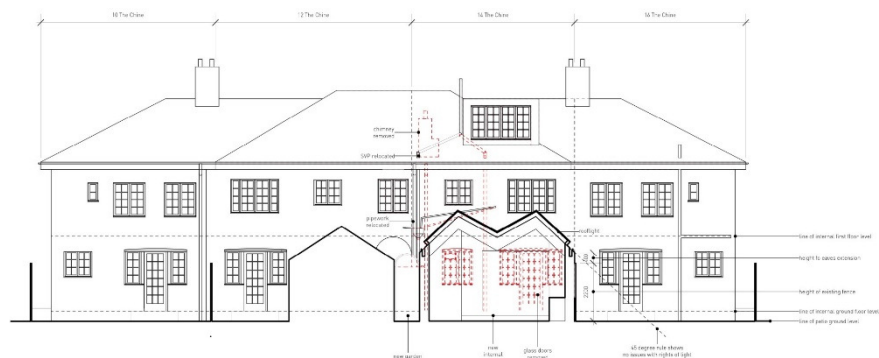
Proposed ground floor plan (existing in red)

The existing ground floor has very little flow. There is no open plan. To make it more conducive for modern living, we have removed some of the internal walls to make some of the ground floor open plan living. We have also added a single storey extension 4.14m deep (to match the extension at no.12) and 5.9m wide.



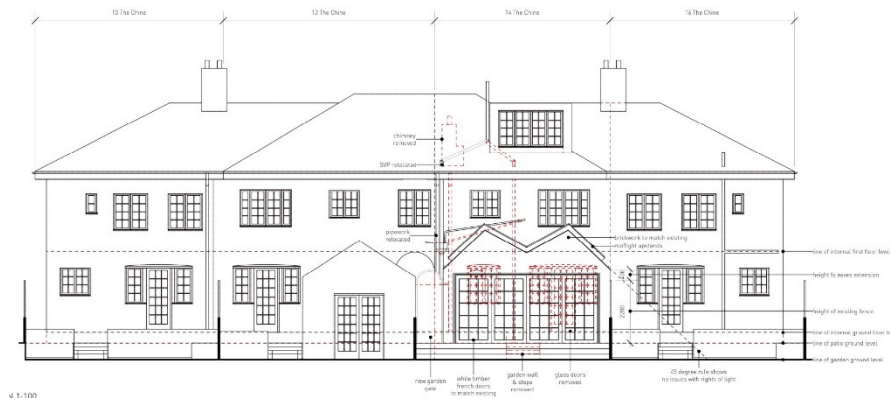
Proposed front elevation (existing in red)

We have made no changes to the front elevation.

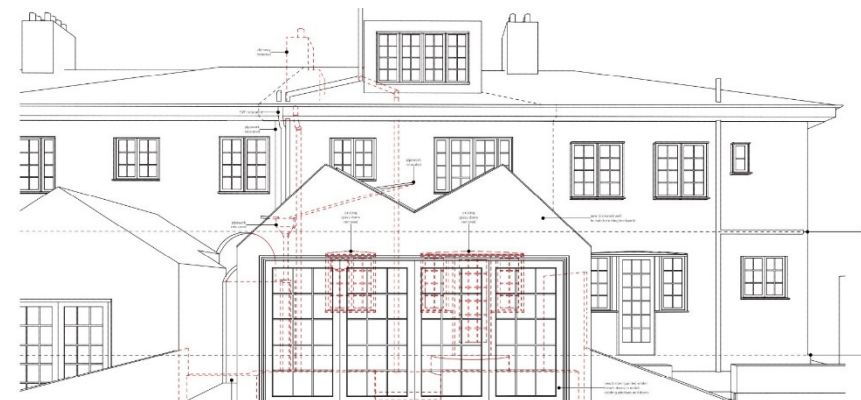


Proposed Section A-A (existing in red)

The rear extension is built with two gable ends. This allows the eaves next to the neighbour properties to be lower than the ridge. A 45 degree rule test has been done and it confirms there are no issues with rights of light for the neighbours.

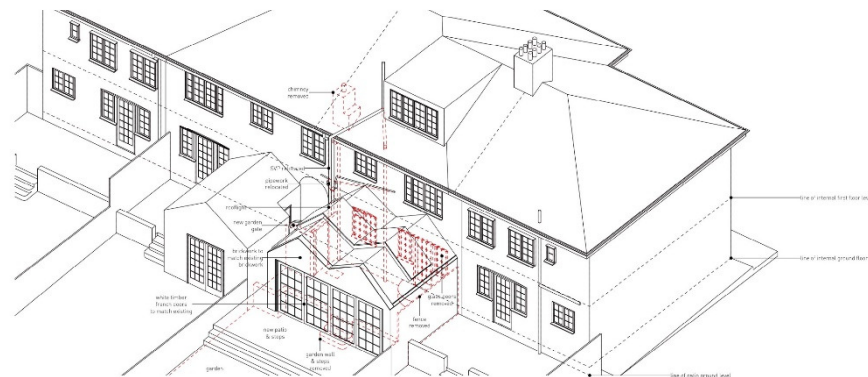


Proposed Rear Elevation (existing in red)



Proposed Rear View (existing in red)

The rear extension is built with two gable ends in a similar style to the Arts and Crafts style house found in Rookfield Estate. The walls will be built from brick, that match the existing brickwork. The French doors will be made from timber and painted white, to match the existing windows and doors.



Proposed Rear Axonometric (existing in red)

5. HERITAGE STATEMENT

HISTORY AND SETTING Rookfield Garden Village is a fine example of design that recognises the value of aesthetics in creating a way to live. These few roads hold the largest collection of Arts & Crafts houses in England and enjoy protection as a Conservation Area.

7. CONCLUSION

The additions will be carefully designed to ensure it does not detract from the quality of the rear of the property.

All of the alterations are to the rear of the property these additions would not be detrimental to the character of the street.

The proposal will aim to enhance the property and will be in keeping with the character of the neighbourhood.

The scheme will not impact upon the character of the surrounding conservation area.

Based on the above information we believe the proposed design is in keeping with the local and national planning policies and therefore, should receive planning permission.

6. OTHER LOCAL VALIDATION REQUIREMENTS

Archaeological Assessment As the proposal is not in an Archaeological Priority Area an Archaeological Assessment is not included.

Daylight/Sunlight Assessment not required.