

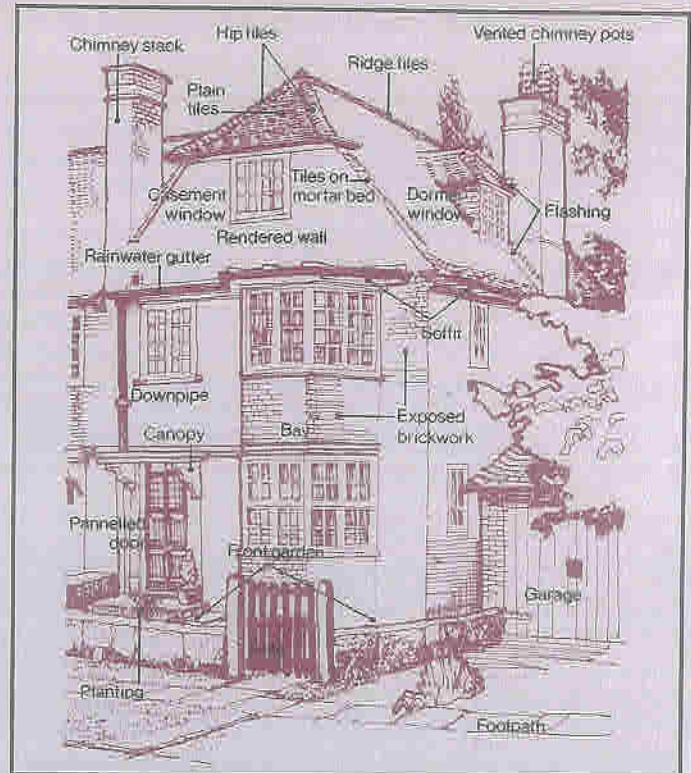
Rookfield Estate Design Guidelines

Introduction

As inhabitants of Rookfield by choice you will no doubt be aware of the charm of the overall form and design of your house, and its contribution to the sum of elements which together form the essential character of the area. Built by the Collins Family over a span of 20-years from 1906, the area possesses a consistent theme of simplicity set within a semi-rural atmosphere.

Aware of the architectural and historic importance of Rookfield, the Council designated the whole as a Conservation Area in 1976. The quality of the area is now further protected by the formal approval by the Secretary of State of an Article 4 Direction, where even minor alterations to roofs, walls, windows and fore-courts requires express consent from the Council. The aim is to prevent the erosion of a high standard of design by means of a closer control of minor developments. It is not intended to stifle change, merely to direct and channel alterations into taking the most sympathetic form.

Drawing out those elements upon which insensitive alterations could have the greatest effect is the main aim here. It should be appreciated however that throughout, repair and maintenance are key factors in the upkeep of the original character and preventing long-term expense. This document describes each of the main elements.



Below — Rookfield Estate from the air.



Roofs

TILES are plain clay, coloured brown for slope and vertical planes and shaped tiles for ridge and hip.

FIXINGS are by clay ribs and nails in wooden battens or in a lime mortar bed and pointed to hips, ridge and gable ends.

PROBLEMS are likely to be caused by broken tile fixings as well as broken tiles. But often the majority of existing tiles can be re-used.

NEW TILES should be clay and match the existing in type and colour. (Remember that new tiles will be brighter than smoke stained originals, and their integration into the existing roof should be carefully considered). New tiles could be laid to the rear, re-using the old tiles on the front.

A **SURFACE COATING** should not be applied to the old tiles, due to its limited life and poor appearance.

FLASHINGS are in lead or zinc, and protect openings and junctions between the tiles and party walls, and chimney stacks.

Where deterioration and water penetration occurs, repairs should match existing materials in appearance and remain unpainted.

RAINWATER GUTTERS AND DOWNPIPES are of a variety of styles but originally in cast iron.

PROBLEMS will occur with cracked pipes, blockage and broken fixings. But regular maintenance will minimise defects.

REPAIRS AND RENEWAL should preferably be in cast iron and painted black. Black plastic is an alternative if sympathetic to the original style, but is generally less robust.

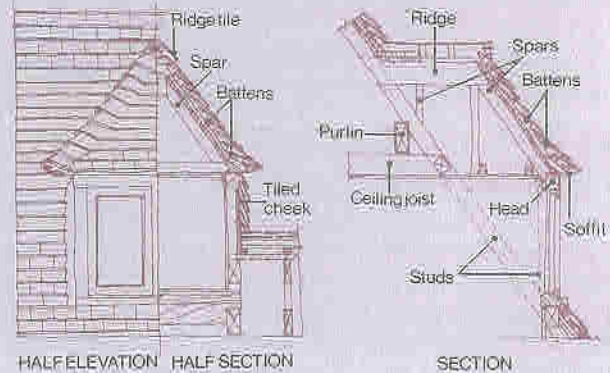
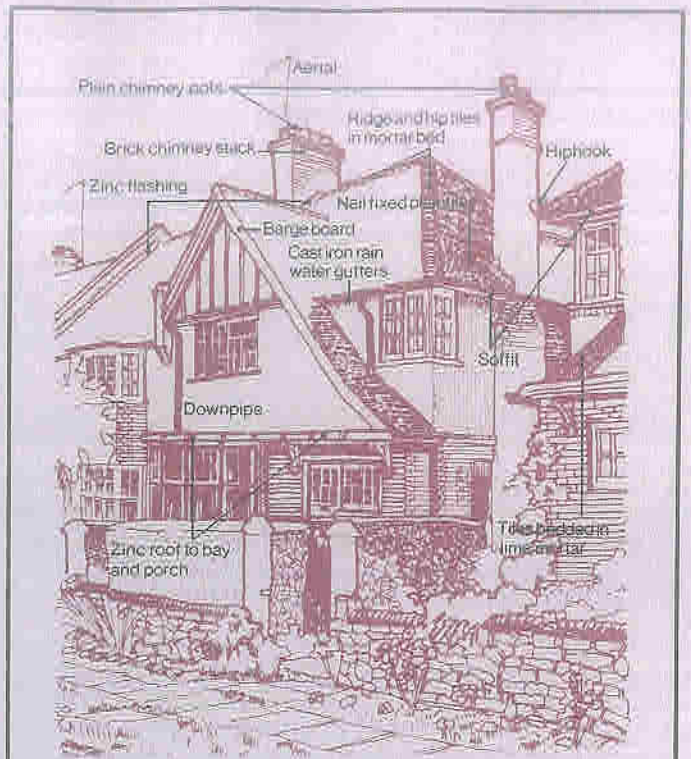
SOFFITS under rainwater gutters, bargeboards to gables and fascia boards to eaves are in wood and painted black or white. These will deteriorate rapidly without regular maintenance.

REPAIRS should be in wood.

CHIMNEY STACKS are tall and of a simple design, forming an important skyline feature. They are built in brick to match the house and pots are plain or vented set in a mortar bed.

REPAIR may be necessary to stabilise the chimney, but reduction in height or removal of pots is not recommended.

AERIALS AND CABLES often cause an unsightly clutter, and should be located and fixed with care.



HALF ELEVATION HALF SECTION

SECTION

Dormers

EXISTING DORMER WINDOWS are important design features which are symmetrically placed to balance the form of individual properties or terrace. They are in a variety of forms either in matching tiles or clad in zinc. The windows complement the windows on the facade below.

REPAIRS should match the existing materials.

NEW AND ENLARGED DORMERS may be feasible in existing large roof spaces when a habitable room can be formed, and the new dormer is in proportion with the existing building and the area of the roof slope from which it projects.

The roof spaces in some properties, particularly in The Chine and Cascade Avenue are very small and enlargements are less feasible.

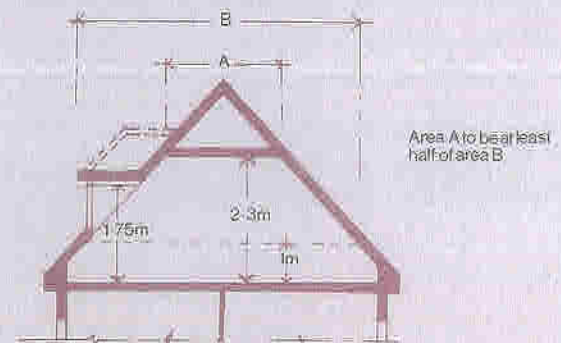
In a habitable room the top of the window should not be less than 1.75m above floor level and the average minimum room height should be 2.3m over at least half of the floor area, ignoring any floor area where the ceiling height is less than 1m. A waiver from the Byelaw and Building Regulations may be acceptable to minimise alterations to the external appearance. But this requires agreement with the Council's Building Control Officer.

PROBLEMS occur when roof additions destroy the original uniformity of the existing roof line.

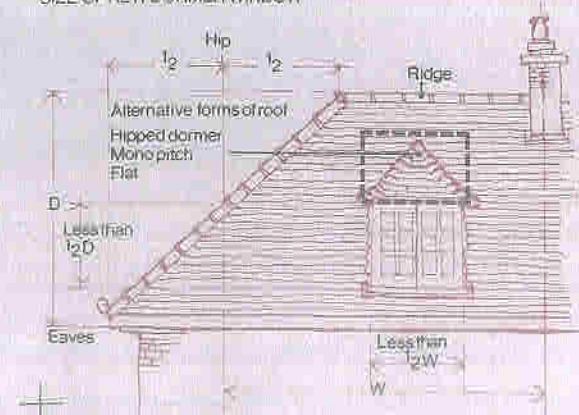
New dormers should therefore not be made to the public elevation.

They are permitted when they are out of public view and respect the form and proportion of original dormers. They should: relate to and not have overall width greater than the windows below; be set back from the eaves and below the ridge; neither occupy more than half the depth nor half the width of the roof slopes; and be finished in materials to match the roof.

ROOFLIGHTS are also not recommended on the public elevation, but maybe more appropriate than dormers on other elevations.



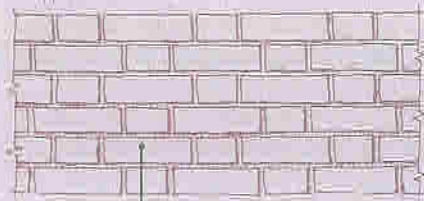
SIZE OF NEW DORMER WINDOW



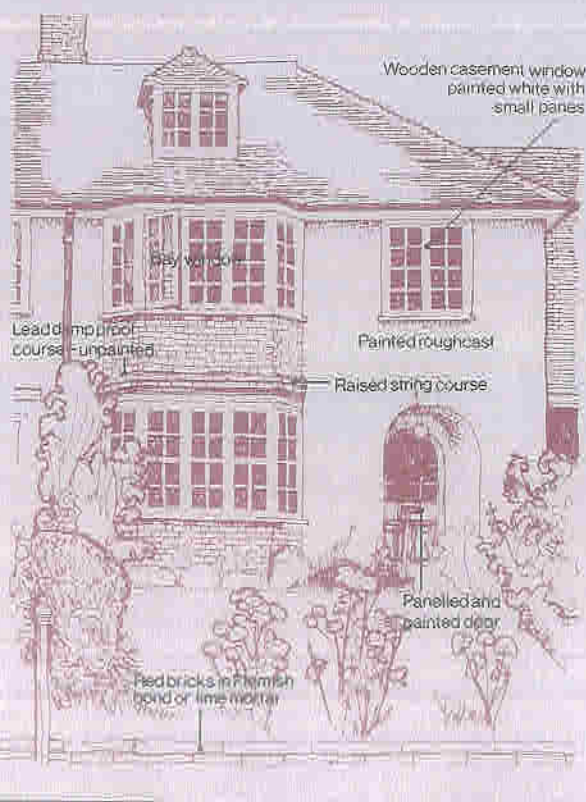
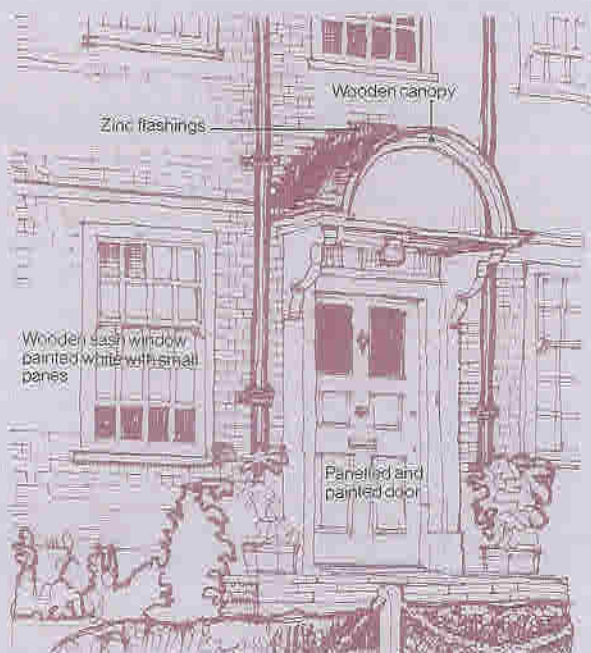
POINTING



A - Flush joint the best method for weather and appearance
B - Pointing set back where all rises of bricks have chipped or weathered



Fair face brickwork in Flemish bond



Walls

BRICKWORK is in red bricks laid in Flemish bond on lime mortar. Rendering and roughcast are applied to some walls, and painted off white, giving a balance and variety to the facade.

PROBLEMS are likely to be found in the pointing of brickwork.

REPAIRS should be made with lime mortar, carefully matching the existing mix, texture and colour. Otherwise a patchy appearance would result. Repointing a whole brick panel may be preferable to give continuity of finish.

Lime mortar is recommended because of its softness and flexibility, allowing slight movement, thus reducing cracking of pointing or bricks. Portland cement is not recommended, because of its solid inflexible qualities.

If the brickwork is decayed, it can be removed and a new brick cut in to match existing in type and colour.

Lead above a raised string course at the first floor level of the properties may decay or be damaged. This should be retained and repaired in lead, and remain unpainted.

Original rendering may suffer from cracks or flaking paint. This should be cleaned and consolidated with new cement, lime, sand, mix render. Colours of render should be restricted to cream and off white in BS 4800 range.

Brickwork should not be painted or rendered.

Bays

BAYS are important architectural features with a variety of forms.

PROBLEMS usually occur with decayed roof, gutters or windows.

REPAIRS should be made to match existing materials.

No bay should be extended or a new bay built to the front elevation where none exists. Extensions at the rear should respect the form and proportion of the existing.

Doors and Canopies

DOORS are of wood, and generally panelled and painted. They should not be clear varnished, flush, fully glazed or in aluminium.

PORCHES AND CANOPIES are of wood, with zinc flashings to roof, incorporating rain drips or gutter and downpipe.

PROBLEMS are likely to be localised to a small section of wood, zinc or lead.

REPAIR should be with matching materials.

All existing features should be retained.

There should be no new additions.

Windows

WINDOWS are of wooden sash and casement, with small panes and painted white, forming a uniform feature in the composition of individual properties and the terrace.

PROBLEMS are caused by decayed wood in the frames and sills. Complete renewal is seldom necessary.

REPAIRS should be made with the removal of decayed wood and a new piece of wood grafted to match the existing. Decay can be minimised by maintaining the putty to the glazing and regular painting. When complete replacement is necessary at the front this should be in wood and match the existing mullions, transoms, and glazing bars.

At the rear, replacement should take the form and proportion of the original windows.

Aluminium windows are not suitable.

Draught and sound proofing should be carried out without interfering with the appearance of the frontage.

Remember that stopping all draughts may cause ventilation problems and condensation.

The use of proprietary sealants to poorly fitted windows is preferred to double glazing. Secondary glazing behind existing windows is preferred to new windows.

Other Structures

NEW EXTENSIONS provide additional accommodation for expanding households.

PROBLEMS occur when the design and form destroy the uniformity of the original house, adjacent properties and the Estate as a whole.

PROPOSED EXTENSIONS should therefore not dominate the existing house, or be conspicuous from public view. The form, materials and elements should match the existing house and should generally be limited to ground floor.

ORIGINAL GARAGES match the adjacent house styles and are often unusually elaborate.

The decay of roofs and walls should be treated similarly to the house repairs. Particular attention should be paid to decayed hinges and wooden doors. These elements should be repaired or if replacement is needed in matching materials.

A metal up-and-over door is not recommended.

BIN STORE if required should be restricted to the side or back of the property out of public view.

CONSERVATORIES should preferably be in wood or slim sectioned, stove enamelled, aluminium frame.

EXTERNAL FLUES are discouraged.

NEW PIPES on external walls wherever possible should be limited to the rear.

Forecourt

GARDENS are generally well planted and maintained.

PROBLEMS may occur with poorly maintained fencing or the removal of boundary walls for car access.

EXISTING WALLS, FENCES, HEDGES AND GATES are important design features of the housing frontage and the Estate, and should be retained and repaired.

NEW SCREENING should be restricted to appropriate planting.

NEW HARDSTANDINGS are not acceptable.

The Footpath and Road

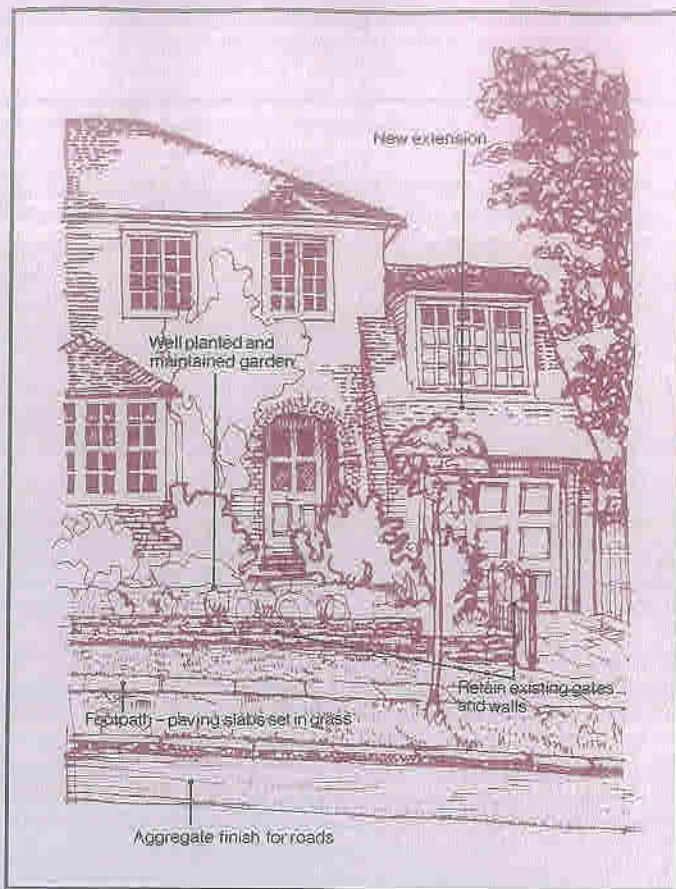
THE FOOTPATH is generally of paving slabs set in grass, while the road has an aggregate finish. Both these finishes provide a varied, attractive appearance, which should be retained.

A black tarmac finish would not be appropriate.

Street Trees

Landscaping is dominated by garden trees and shrubs while the wide grass footway verges are sparsely planted.

Any future planting should include the species Ash and Maple.



Legislation

The Town and Country Planning Act 1971, Section 277a sets out that buildings in Conservation Areas shall not be demolished without the consent of the Planning Authority.

The Article 4 Direction, 30 January 1979, withdrew certain Permitted Development rights, therefore, in addition to development which normally required planning permission, the Direction means that express planning permission is now required to carry out the work described below:

1. All enlargements, improvement, or other alterations to a dwelling house.
2. The erection or construction of a porch outside any external door.
3. The construction within the curtilage of a dwelling house of a hardstanding for vehicles incidental to the enjoyment of a dwelling house.
4. The erection or construction of gates, fences, walls or means of enclosure and the maintenance, improvement or alteration of gates, fences, walls and other means of enclosure, insofar as the development is on a highway or is in advance of the main front of the building.
5. Painting of any exterior surface of brickwork or rendering.

Further Information

The Planning Service is aware that housing maintenance and improvements are essential for the future stability, value and appearance of your property.

In the hope of assisting with the improvement of your area, the Planning Service is keen to discuss with you any problems concerning the design and appearance of properties in the Rookfield Estate.

Any ideas for further improvements to your area would also be welcome. For example would it be useful to compile a list of appropriate materials, suppliers and builders.

For further comment please contact Mr. Clark of the Planning Service, at the Town Hall, The Broadway, Crouch End, N8 9JJ, telephone 340 3220, extension 248.

