# 57 Redston Road

Loft



29.04.16 For Information revP1

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# Introduction

The family are looking to extend into the loft space to create a home office area and guest bedroom.

SITE LOCATION PLAN
AREA 2 HA
SCALE: 1:1250 on A4
CENTRE COORDINATES: 529547 , 189472

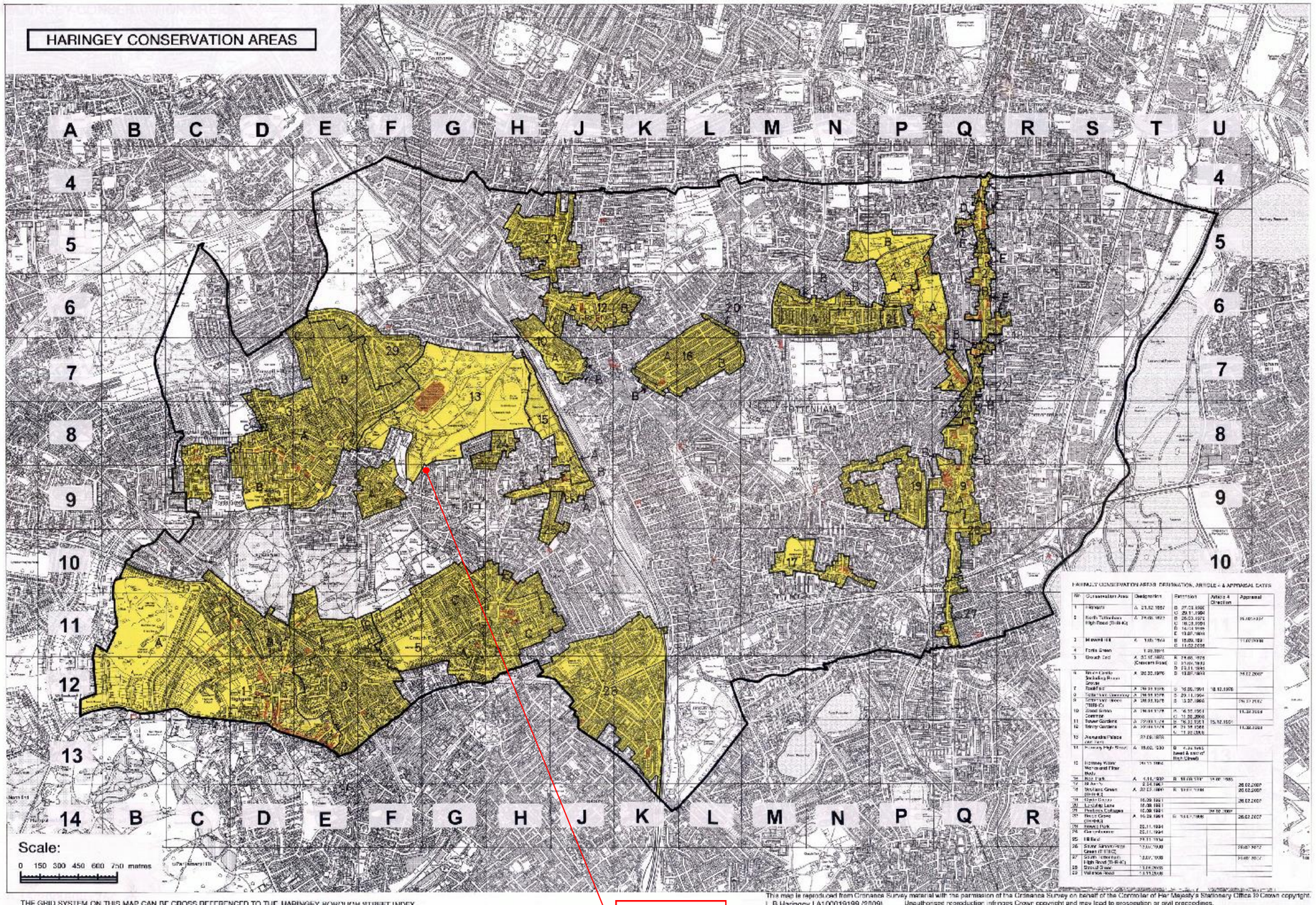



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# Section A: Site Analysis

## *Haringey Conservation Areas*




THE GRID SYSTEM ON THIS MAP CAN BE CROSS REFERENCED TO THE HARINGEY BOROUGH STREET INDEX.

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### 1. *Name & Address of Site*

57 Redston Road
Haringey
N8 7HL

### 2. *Description of Existing*

The house is a semi-detached 2 story single family house from the Victorian Era.

### 3. *Proposed*

We are proposing a loft conversion and a change to a gable end roof from the existing hipped end roof. The proposal is typical of several recently approved proposals in the area, 87 Redston Road is one such example.

We will be replacing the existing roof tiles with a clay tile in a similar colour and add roof-lights to the front elevation and a zinc clad dormer to the rear elevation. The proposed has been discussed with the neighbours and no issues were raised.

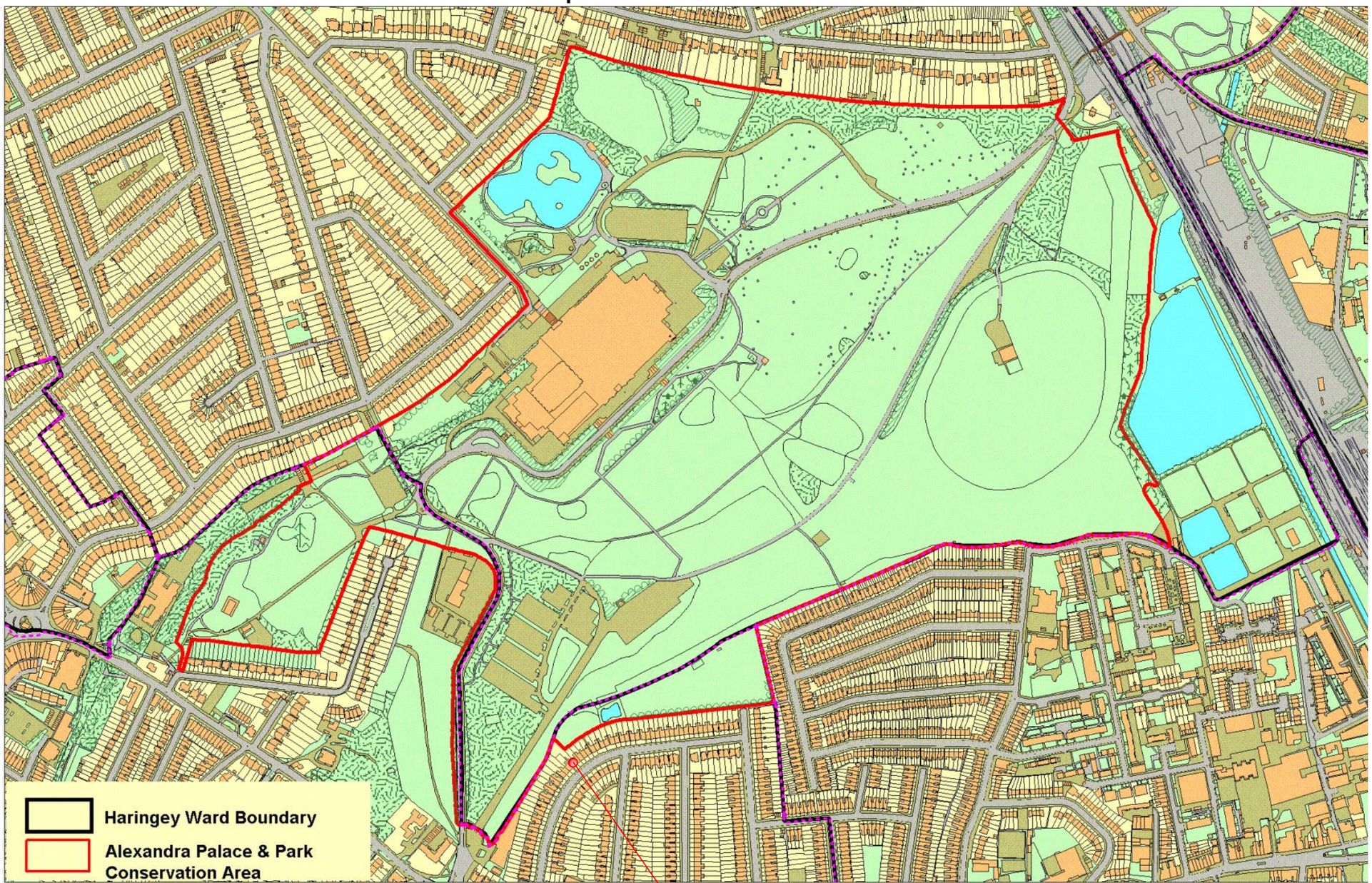
### 4. *Assessment of Setting/ Surrounding*

The house backs onto Alexandra Park. The area is residential in nature and does sit near the high street.

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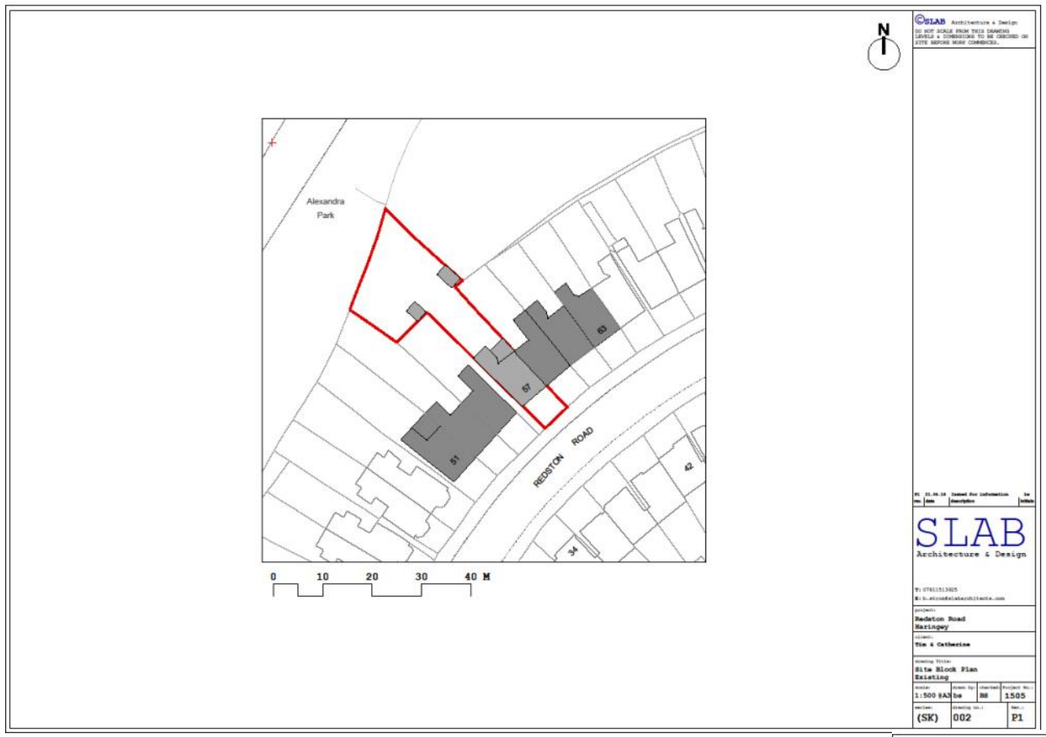
# *Alexandra Park Conservation Areas*

**Alexandra Palace & Park Conservation Area Map**




Produced by the Policy & Performance Team, May 27 2009
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# Section A: Site Analysis



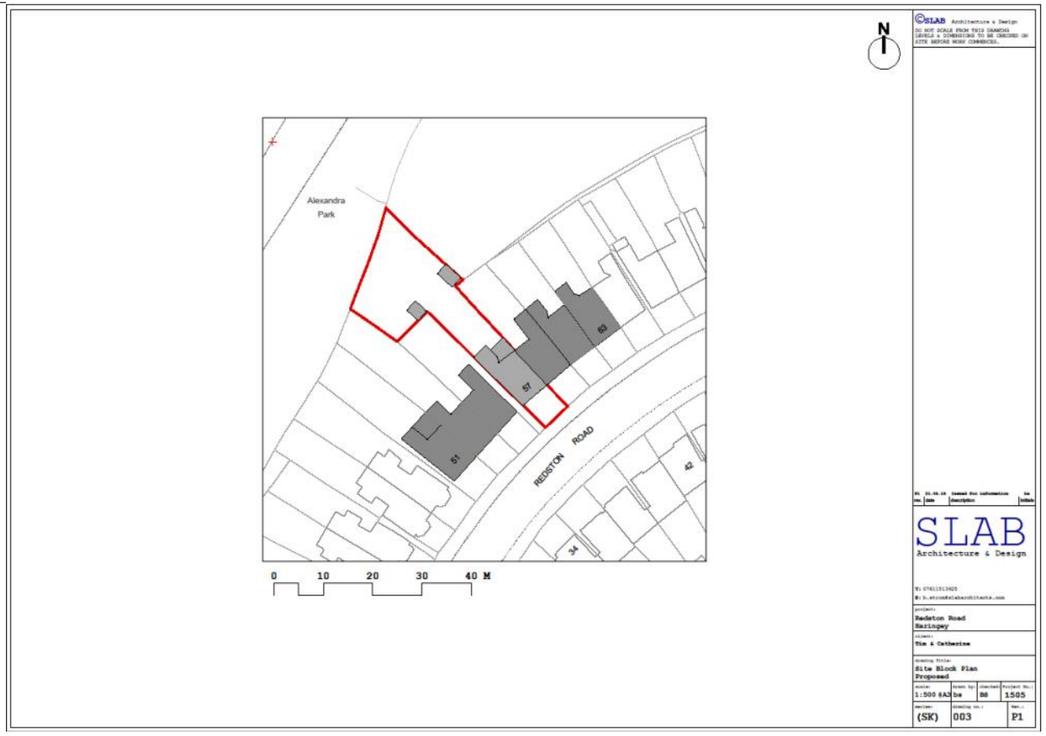

## 5. *Proposed Use*

The house will remain as a single family dwelling.

## 6. *Amount of Development*

Currently the house and out buildings take up 107.06m2 of the 535.96m2 of the site leaving 428.9m2 of free area. As this is a loft conversion there will be no change to the free area.

We have consulted both the planning portal interactive guide to extensions and refurbishments, as well as Haringey's SPG 1a, the Haringey Development Management DPD Standards pre submission version Jan 2016 specifically Policy DM12: Housing Design and Quality, the NPPF, The London Plan, The Housing Design Guidelines and the Mayors Character & Context SPG June 2014.




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### 7. *Layout & Appearance*

Refer to the attached drawings for the layout and appearance.

We have consulted both the planning portal interactive guide to extensions and refurbishments, as well as Haringey's SPG 1a, the Haringey Development Management DPD Standards pre submission version Jan 2016 specifically Policy DM12: Housing Design and Quality, the NPPF, The London Plan, The Housing Design Guidelines and the Mayors Character & Context SPG June 2014.

### 8. *Landscaping*

We not proposing any relevant changes to the landscaping.

### 9. *Accessibility*

There has been no change to the accessibility.

### 10. *Emergency Access*

There has been no change to the emergency access.

# Section A: Site Analysis



## Heritage Statement

### 11. *Setting*

The existing dwelling is located on the on the southern boundary of Alexandra Park. The house is set back from the road in a residential area near to public transportation and the local high street. The area is predominantly composed of Victorian era buildings both terrace and semi-detached and of various sizes.

### 12. *Significance*

The home is part of a Victorian development for single family houses. The house is not currently in a conservation area nor is it any restricted development zones.

### 13. *Features*

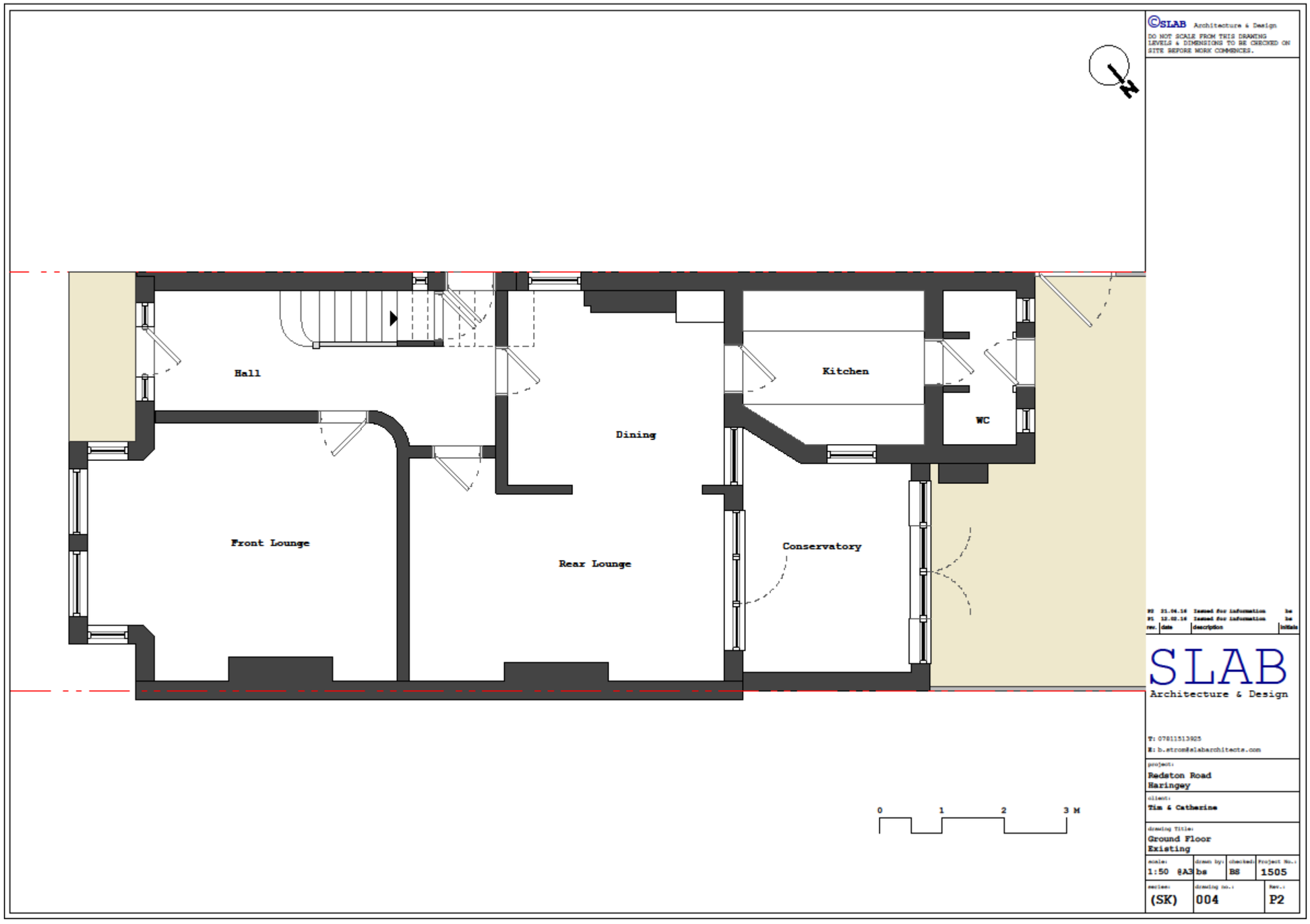
The house contains several period features of which none on the front elevation will be affected. Internally, the period features will be retained and repaired.

### 14. *Impact*

The proposed loft conversion will have minimal impact on the street scene apart from the roof lights and the addition of the gable. The dormer would only be visible from the rear of the house will have little impact on either the existing dwelling, street scene, or surrounding area.

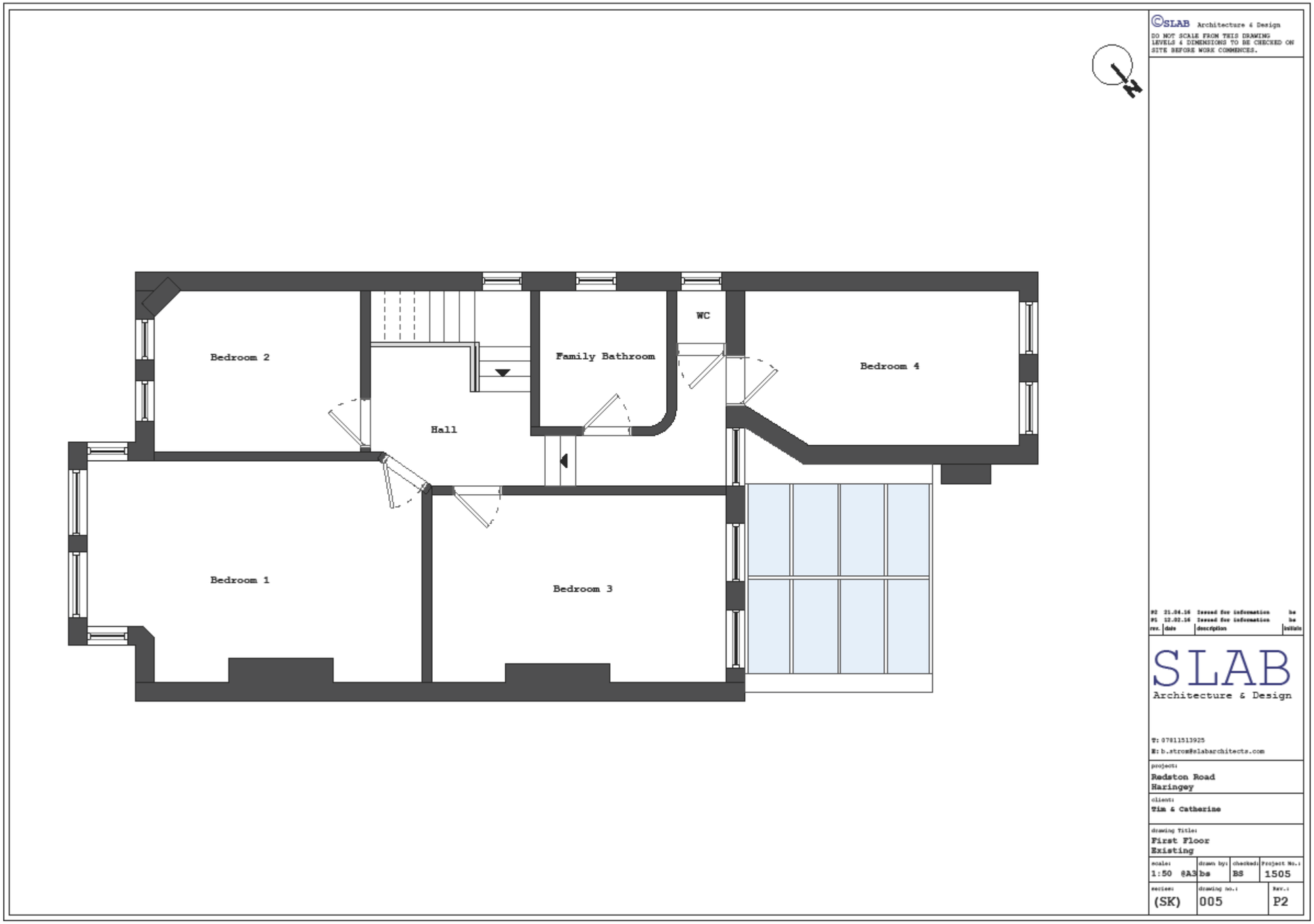
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# Section B: The Proposal-Existing Plans




The existing house is a 4Bed house with approximately 149.86m2 GIFA over two floors. Our proposal would increase the GIFA to 159.65m2

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project:
**Redston Road**
**Haringey**

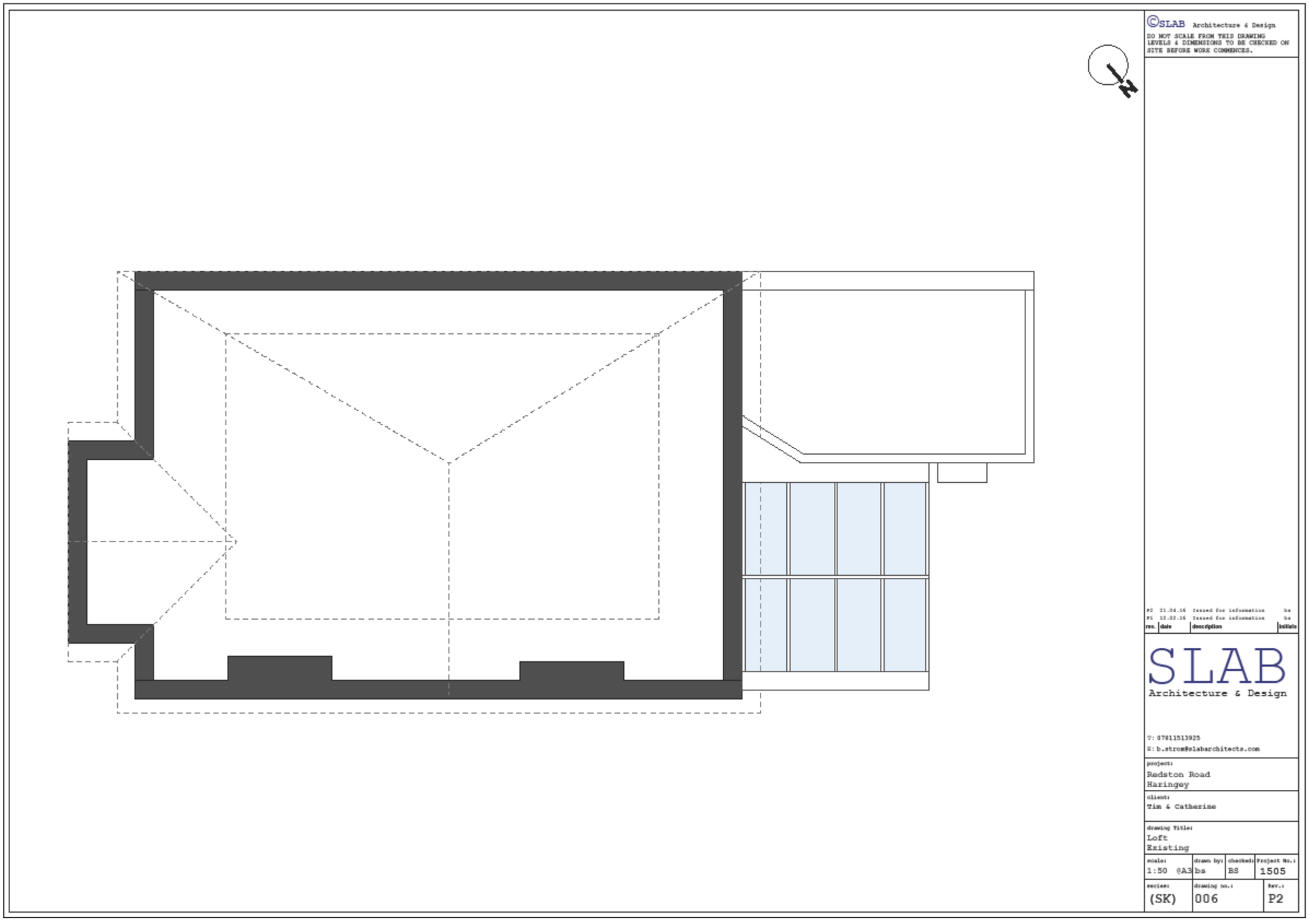
client:
**Tim & Catherine**

drawing Title:
**First Floor**
**Existing**

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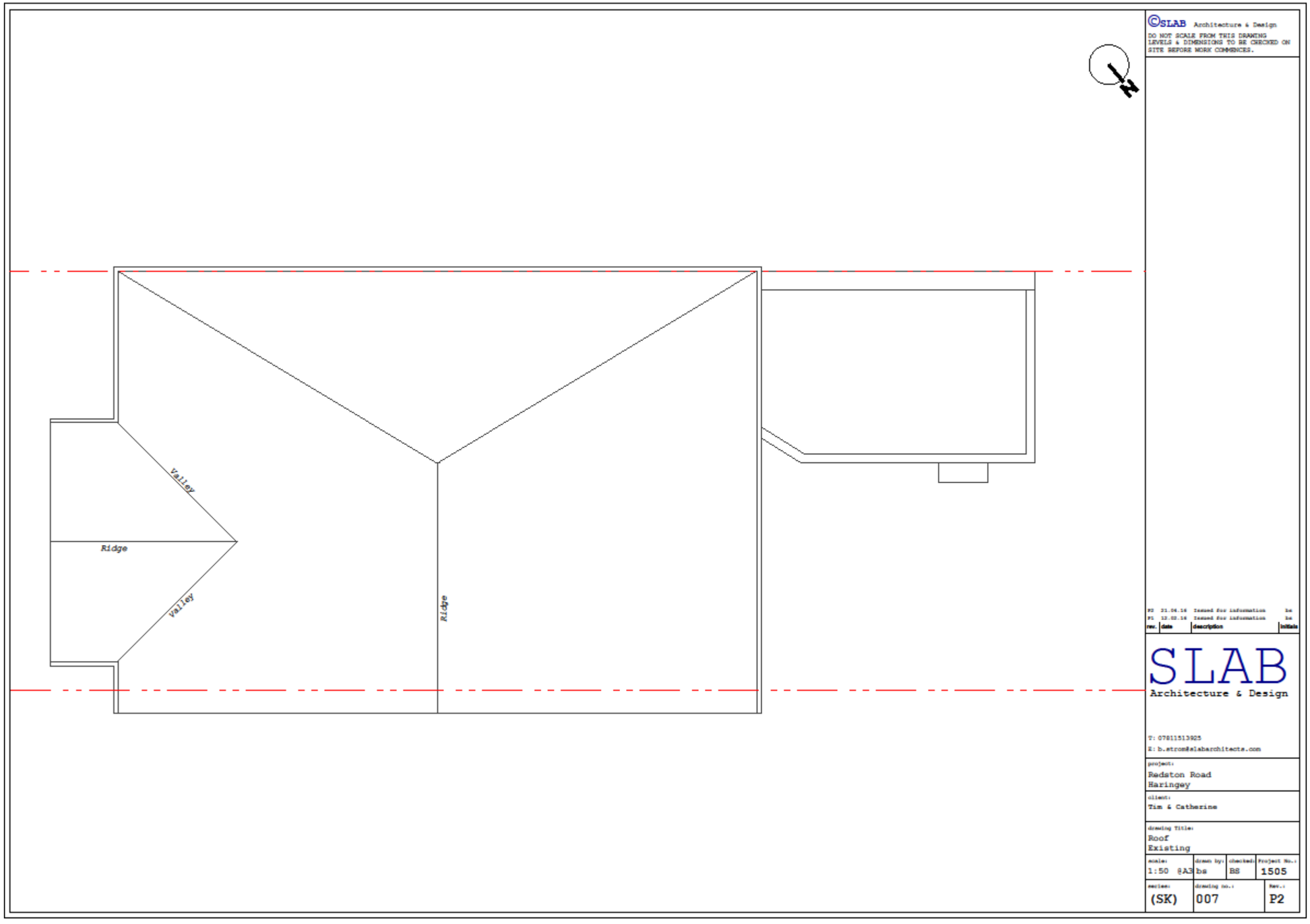
project:
Redston Road
Haringey

client:
Tim & Catherine

drawing Title:
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Existing

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project:
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Haringey

client:
Tim & Catherine

drawing Title:
Roof
Existing

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project:
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**Haringey**

client:
**Tim & Catherine**

drawing Title:
**Front Elevation**
**Existing**

| scale: | drawn by: | checked: | Project No.: |
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# Section B: The Proposal-Existing Elevations




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project:
**Redston Road**
**Haringey**

client:
**Tim & Catherine**

drawing Title:
**Flank Elevations**
**Existing**

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# Section B: The Proposal-Existing Elevations






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project:
**Redston Road**
**Haringey**

client:
**Tim & Catherine**

drawing Title:
**Rear Elevation**
**Existing**

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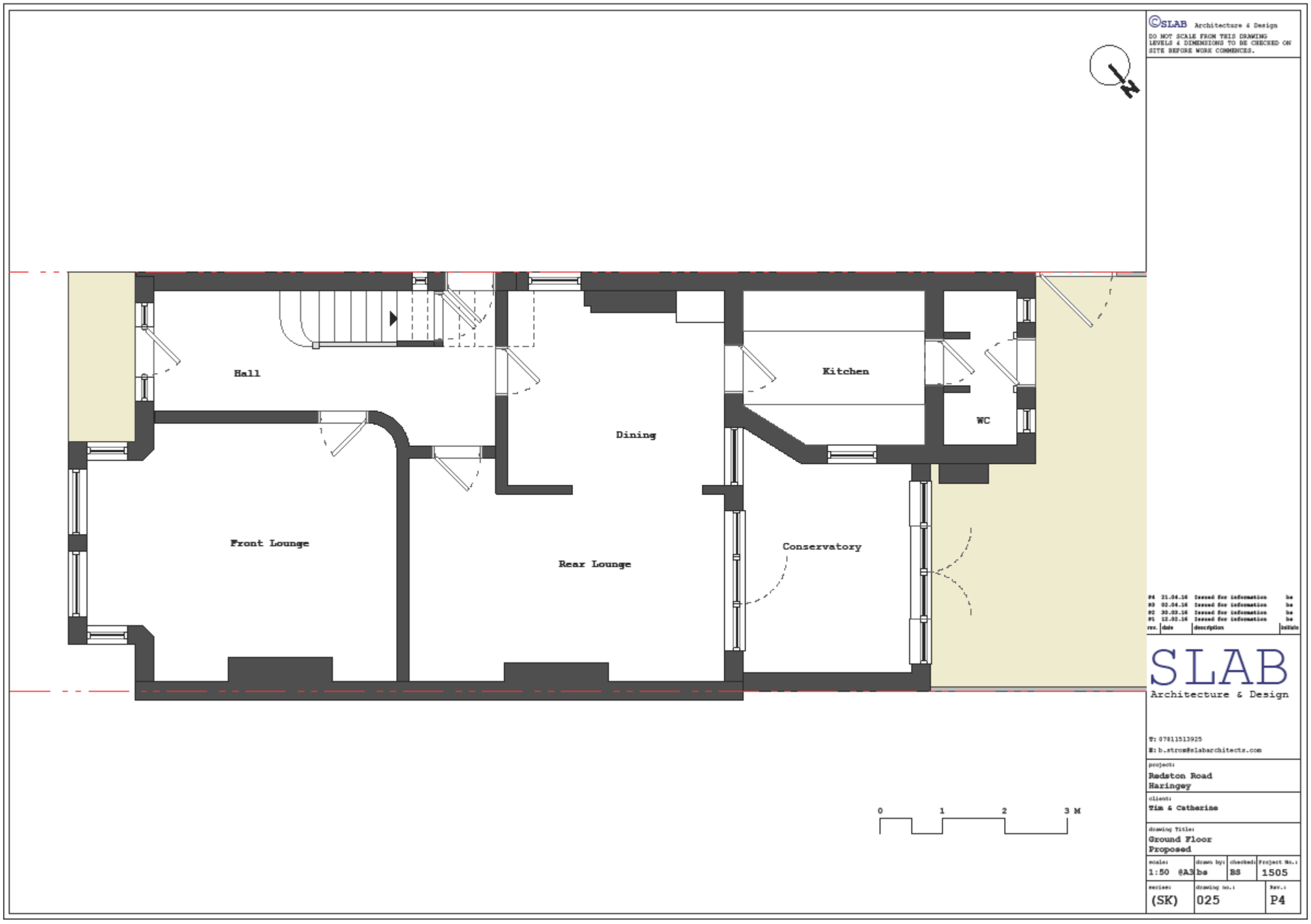
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# Section B: The Proposal-Existing Section



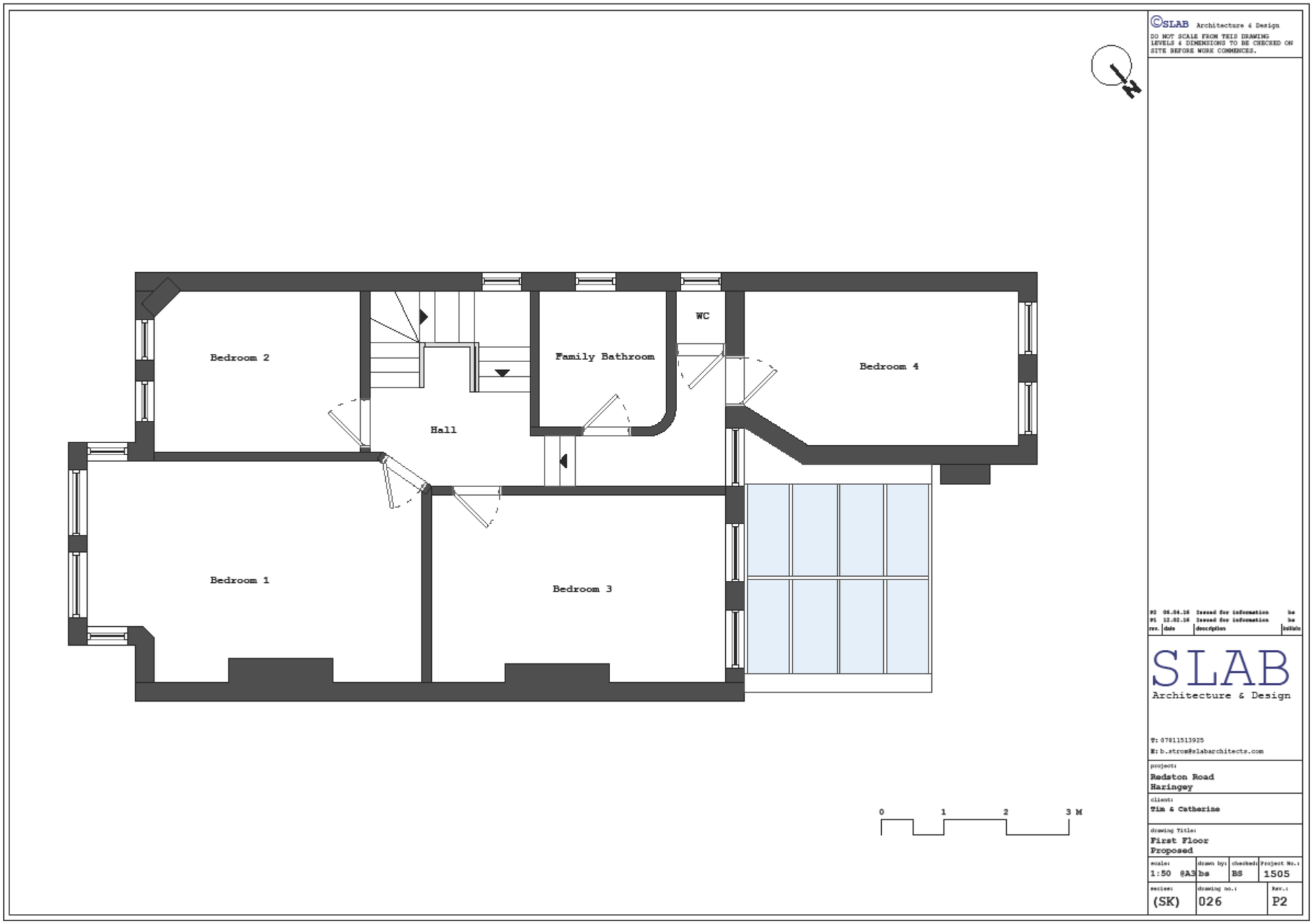

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# Section B: The Proposal-Proposed Plans




The family is growing and they are looking to convert their loft into a more useable space.

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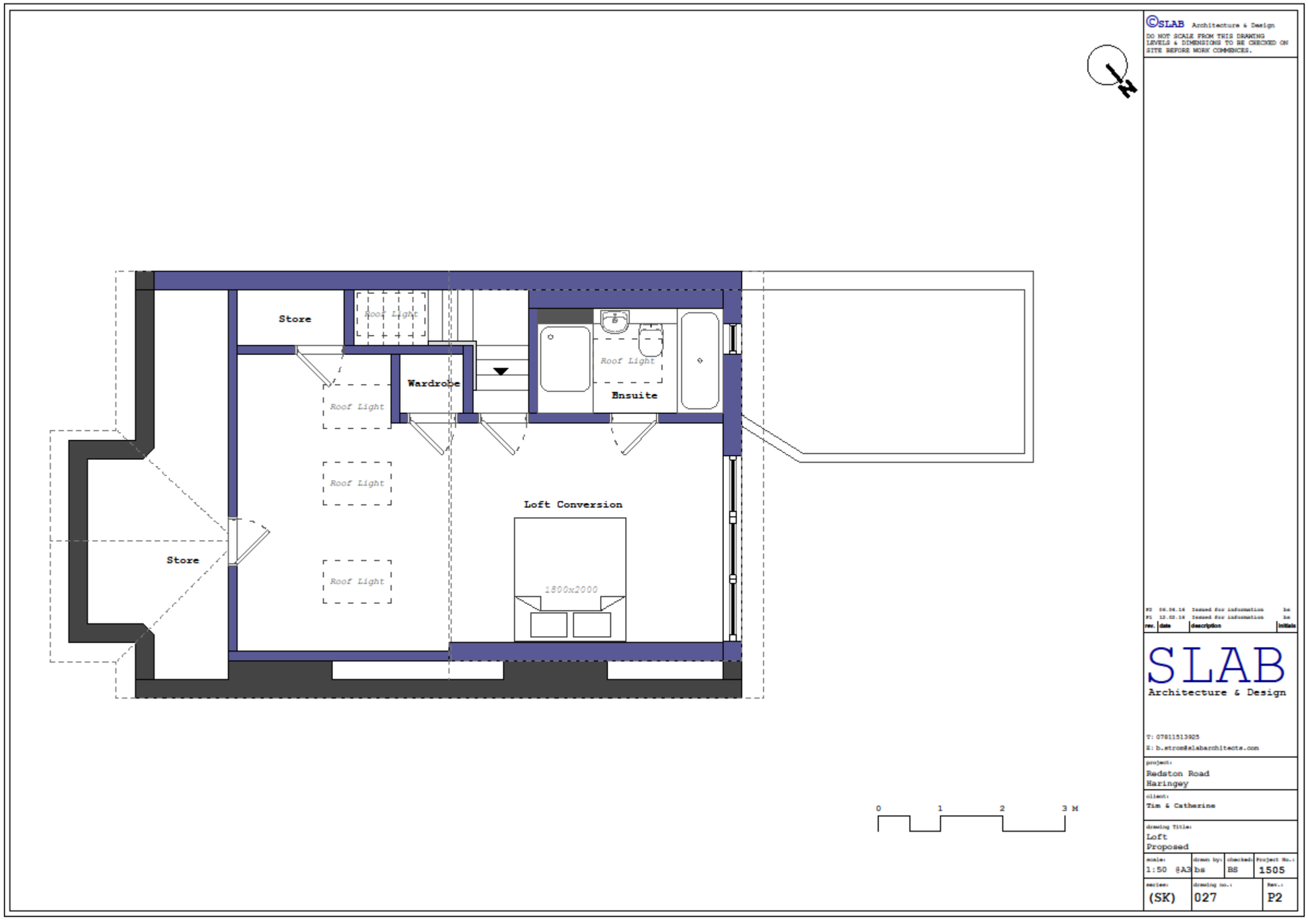
client:
**Tim & Catherine**

drawing Title:
**First Floor**
**Proposed**

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# Section B: The Proposal-Proposed Plans




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project:
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client:
Tim & Catherine

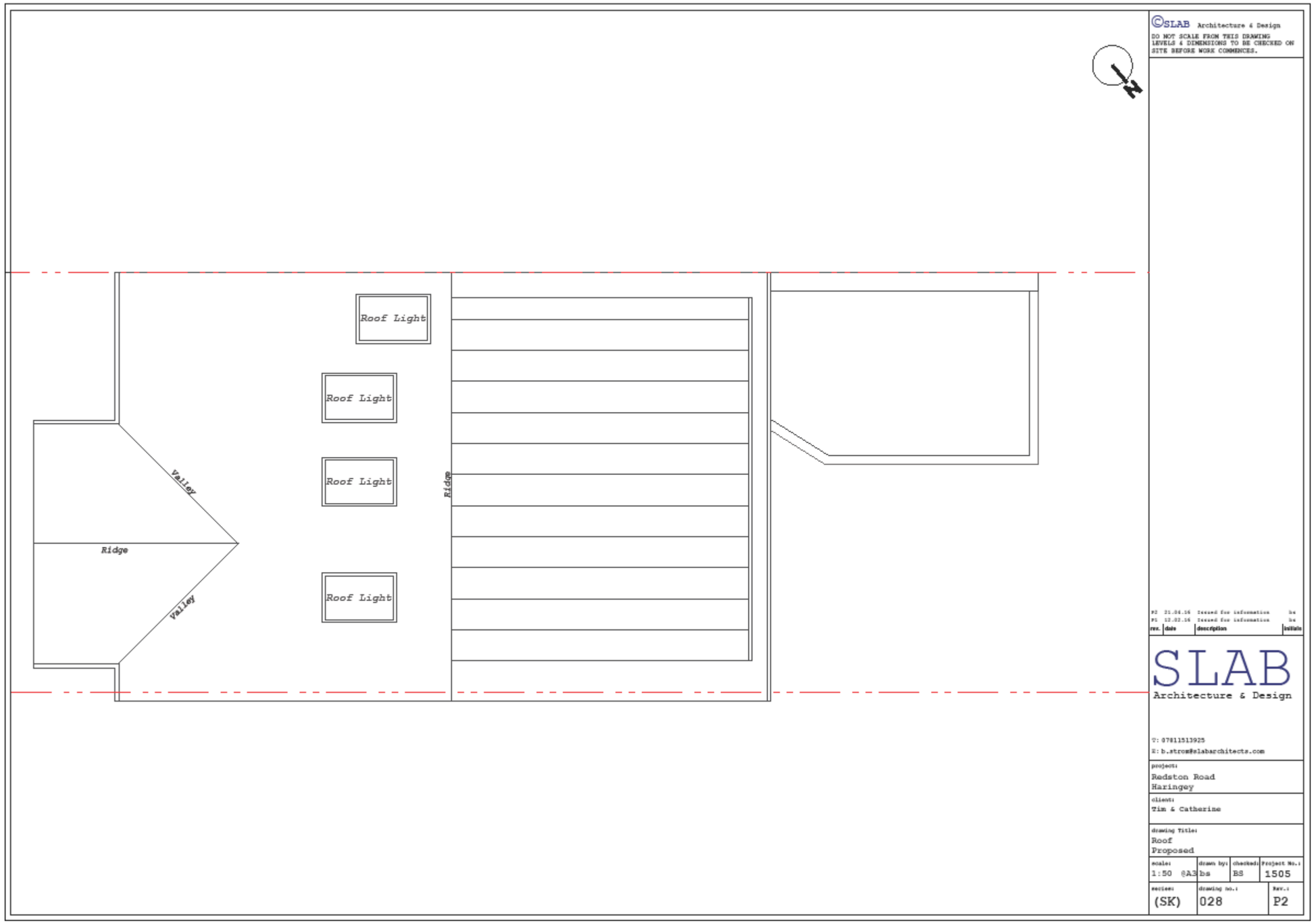
drawing Title:
Loft
Proposed

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# Section B: The Proposal-Proposed Plans




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# Section B: The Proposal-Proposed Elevations




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project:
Redston Road
Haringey

client:
Tim & Catherine

drawing Title:
Front Elevation
Existing

| scale: | drawn by: | checked: | Project No.: |
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| 1:50 @A3 | bs | BS | 1505 |

| series: | drawing no.: | Rev.: |
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# Section B: The Proposal-Proposed Elevations




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project:
Redston Road
Haringey

client:
Tim & Catherine

drawing Title:
Flank Elevations
Proposed

| scale: | drawn by: | checked: | Project No.: |
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# Section B: The Proposal-Proposed Elevations







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project:
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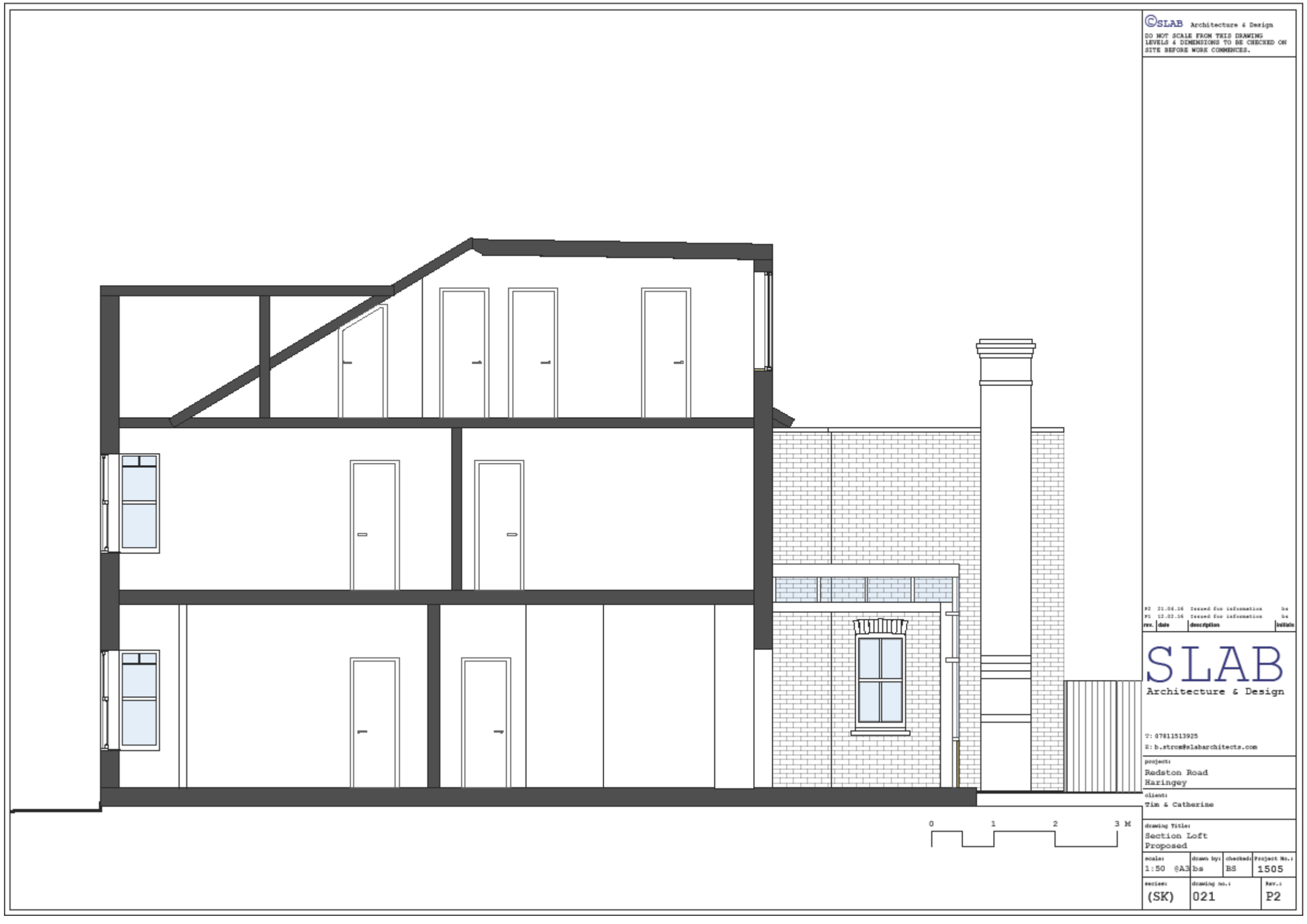
client:
**Tim & Catherine**

drawing Title:
**Rear Elevation**
**Proposed**

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# Section B: The Proposal-Proposed Section




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# Section C: Proposed Materials



**Zinc Cladding**



**Combi- Timber/Aluminium windows:**

***External colour TBC***



**The existing conservatory used bricks that closely matched the existing brickwork and we would look to do the same for the gable end wall.**



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# Appendix of Drawings

SK001 Site Location Plan revP1

SK002 Site Block Plan Exist revP1

SK003 Site Block Plan Proposed revP1

SK004 Ground Floor Plan Exist revP2

SK005 First Floor Plan Exist revP2

SK006 Loft Floor Plan Exist revP2

SK007 Roof Plan Exist revP2

SK008 Front Ele Exist revP2

SK009 Flank Ele Exist revP2

SK010 Rear Ele Exist revP2

SK011 Section Exist revP2

SK021 Section Proposed revP2

SK022 Front Ele Proposed revP2

SK023 Flank Ele Proposed revP2

SK024 Rear Ele Proposed revP2

SK025 Ground Floor Plan Proposed revP4

SK026 First Floor Plan Proposed revP2

SK027 Loft Plan Proposed revP2

SK028 Roof Plan Proposed revP2

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