

56c

UPPER TOLLINGTON PARK

PLANNING APPLICATION SUBMISSION
TO HARINGEY PLANNING DEPARTMENT

Loft conversion to
56c Upper Tollington Park, N4 4BX

PREPARED BY BURSTON ARCHITECTS OCTOBER 2022

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DESIGN STATEMENT

PLANNING APPLICATION SUBMISSION
TO HARINGEY PLANNING DEPARTMENT

LOFT CONVERSION TO 60 UPPER TOLLINGTON PARK, LONDON, N4 4BX

PREPARED BY BURSTON ARCHITECTS. OCTOBER 2022

INTRODUCTION

The proposal is to provide a loft conversion to the top floor flat. Associated internal works include replacing existing PVC windows with traditional sash windows. New loft space will provide additional bedroom, bathroom & walk-in wardrobe. Existing stair will be extended to improve access to the loft space. Moving one of the bedrooms upstairs will allow to create an open plan KITCHEN / DINING on the lower floor, which is more suitable for modern family life

LOCATION

The property is a 3 storey mid terrace. Located in the south side of Stroud Green Conservation Area. The site is predominantly surrounded by residential development.

ACCESS

The property is accessed directly from the front, into the entrance hallway existing staircase allows accessed at the first floor. The property has a rear garden facing South.

DESIGN

We followed the guidance as set out in the DM Policy (2017) DM12 Housing Design and Quality' states that extensions or alterations to residential buildings, including roof extensions, will be required to be of a high, site-specific, and sensitive design quality, and respect and complement the form, setting, period, architectural characteristics, detailing of the original buildings

The design has been primarily informed by the neighbouring properties to ensure consistency and to demonstrate an awareness & the character of the local area. The continuous pitched roof form of the terrace is broken by brick parapet walls and chimney stacks at the party junctions. There have been a significant number of past alterations to roofscapes in the nearby context through the addition of dormer windows and rooflights. These include loft conversions on the immediate block to No.'s 54. These generally follow the same basic scheme with rooflights set in the front roof slope and a single dormer window to the rear. Application Ref HGY/2014/2397 granted consent for such a loft conversion at No. 8. Florence Road located at the back of the property. The planning files record the amendment of that scheme before consent was granted which established an acceptable inset dimension of 800mm from the side boundaries to the dormer. The same 800mm margin was required from the eaves to the base of the dormer so that overall the proportion of the dormer would "appear subordinate which is in line with the Council's guidance" (excerpt from the Officer's Report). The existing main roof would be renewed and finished in slate tiles in place of the existing concrete roof tiles which are not original to the terrace. The dormer would be finished in vertical slate tiles and white windows, similar to the neighbouring precedents and in keeping with the roofscape.

The rooflights to the front slope of the roof would be low profile, conservation style models set flush with the new roof finish. As such they would have minimal visual impact on the context and streetscape. The relatively low slope of the roof, combined with the gently curving angle of the street, ensure that the front roof of No. 56 is nearly indiscernible even from longer range oblique views. The proposed layout provides ample margins of slate tiling surrounding the openings so that they read as discreet insertions into the original roof form. Furthermore, it will not impact unacceptably upon the residential amenity of neighbouring occupiers.

MATERIALS

The existing property is constructed from London stock bricks. The exterior PVC windows and doors are double glazed. The roof is clad with grey slates. The new dormer will be of slates matching existing roof. New windows aluminium-clad timber windows to contrast the existing appearance & match it in colours to the roof slates to enhance the character of the property. It is not felt that any of the proposals would be deemed contentious within the context: therefore, we believe the scheme set out within this application should be supported.

RELEVANT PLANNING APPLICATIONS

10 Florence Road, N4 4BU - HGY/2020/0487, 3 Florence Road, N4 4BU - HGY/2016/1428.

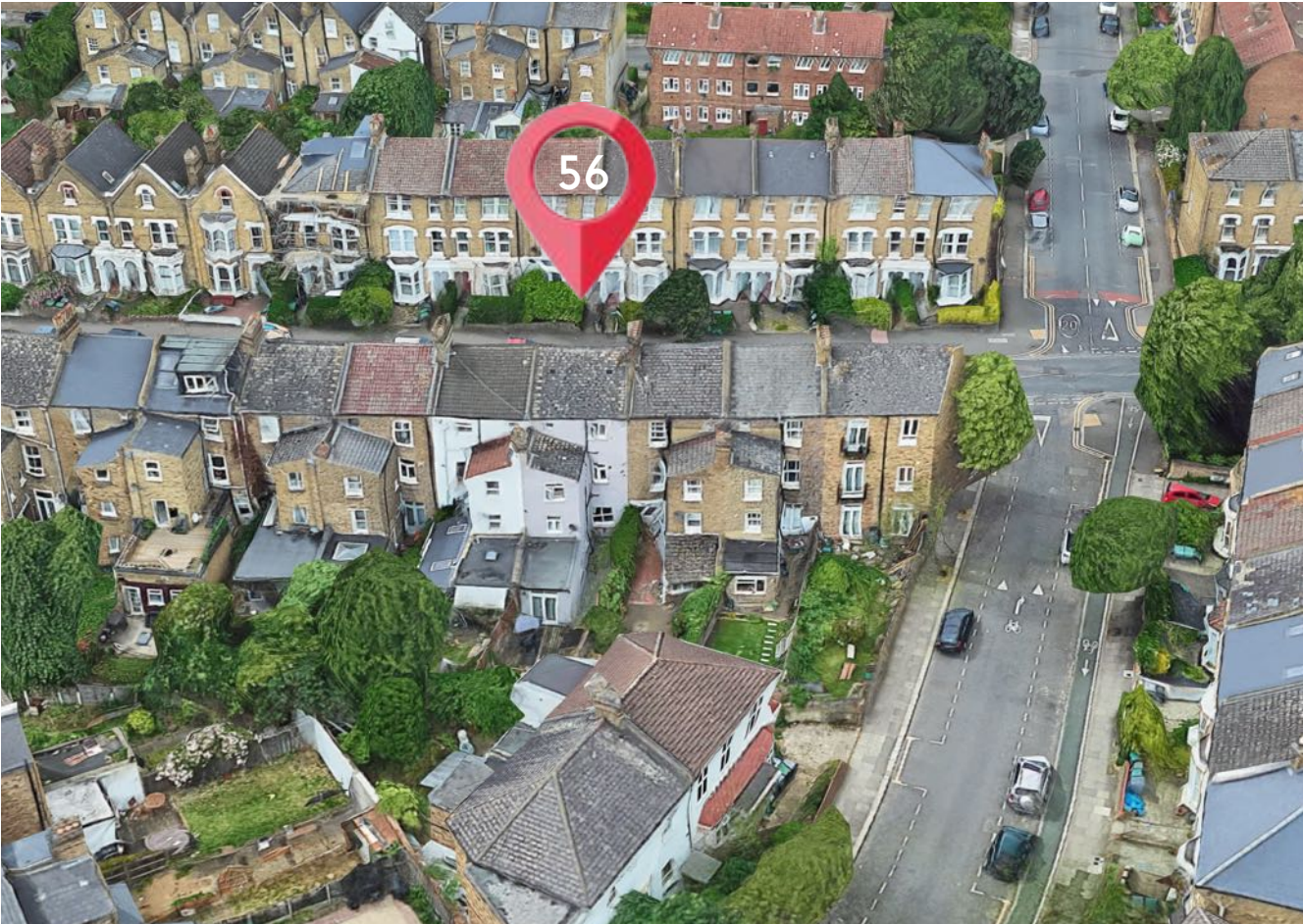
8 Florence Road, N4 4BU - HGY/2014/2397

38 Upper Tollington Park N4 4BX - HGY/2010/2280

FRONT ELEVATION



REAR ELEVATION



SIDE ELEVATION

SIDE ELEVATION

FRONT ELEVATION



REAR ELEVATION



SIDE ELEVATION



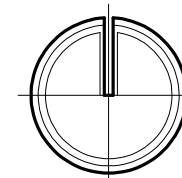
TOP VIEW

PROPOSED MATERIALS

DRAWING LIST

56c UPPER TOLLINGTON PARK, LONDON, N4 4BX

DESCRIPTION	EXISTING	PROPOSED
LOCATION PLAN 1/500	001	
FIRST FLOOR PLAN	004	
SECOND FLOOR PLAN	005	055
LOFT PLAN		056
ROOF PLAN	006	057
SECTION AA	010	060
SECTION BB	011	061
FRONT ELEVATION	020	070
REAR ELEVATION	021	071



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PROJECT:
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London, N4 4BX

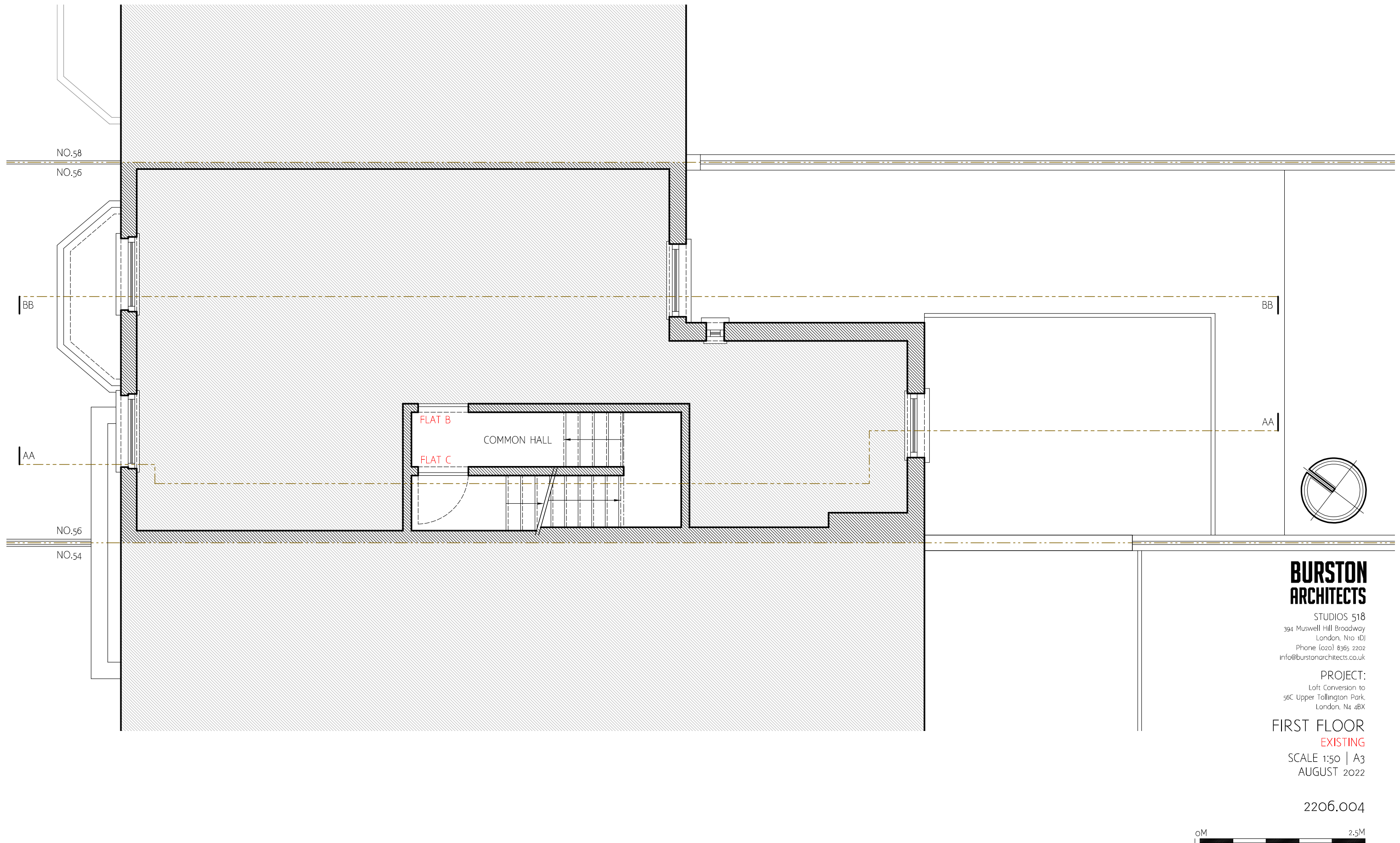
LOCATION PLAN
EXISTING

SCALE 1:500 | A3
OCTOBER 2022

2206.001



EXISTING DRAWINGS



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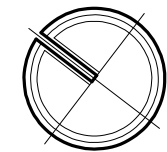
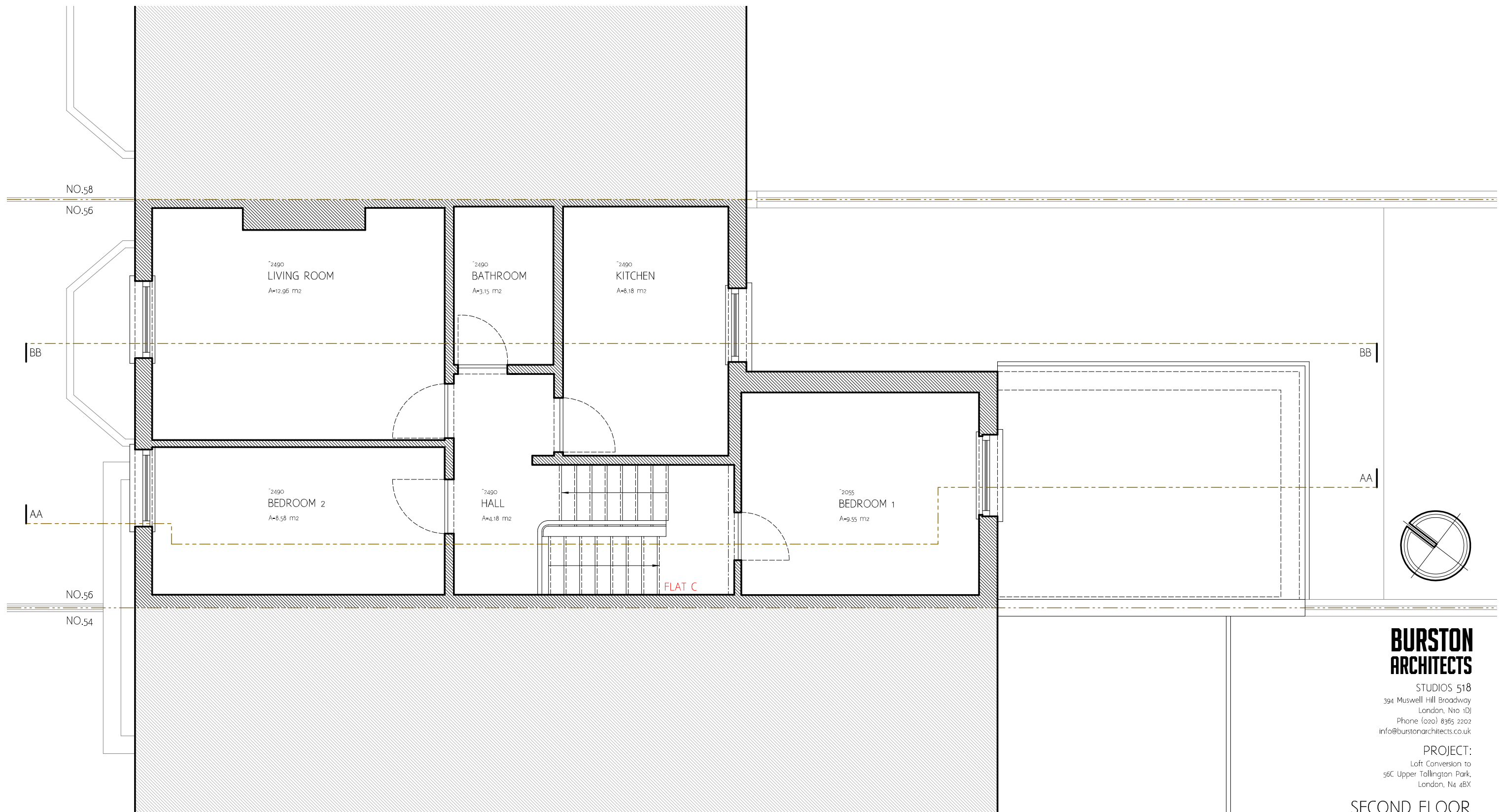
PROJECT:
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FIRST FLOOR
EXISTING

SCALE 1:50 | A3
AUGUST 2022

2206.004





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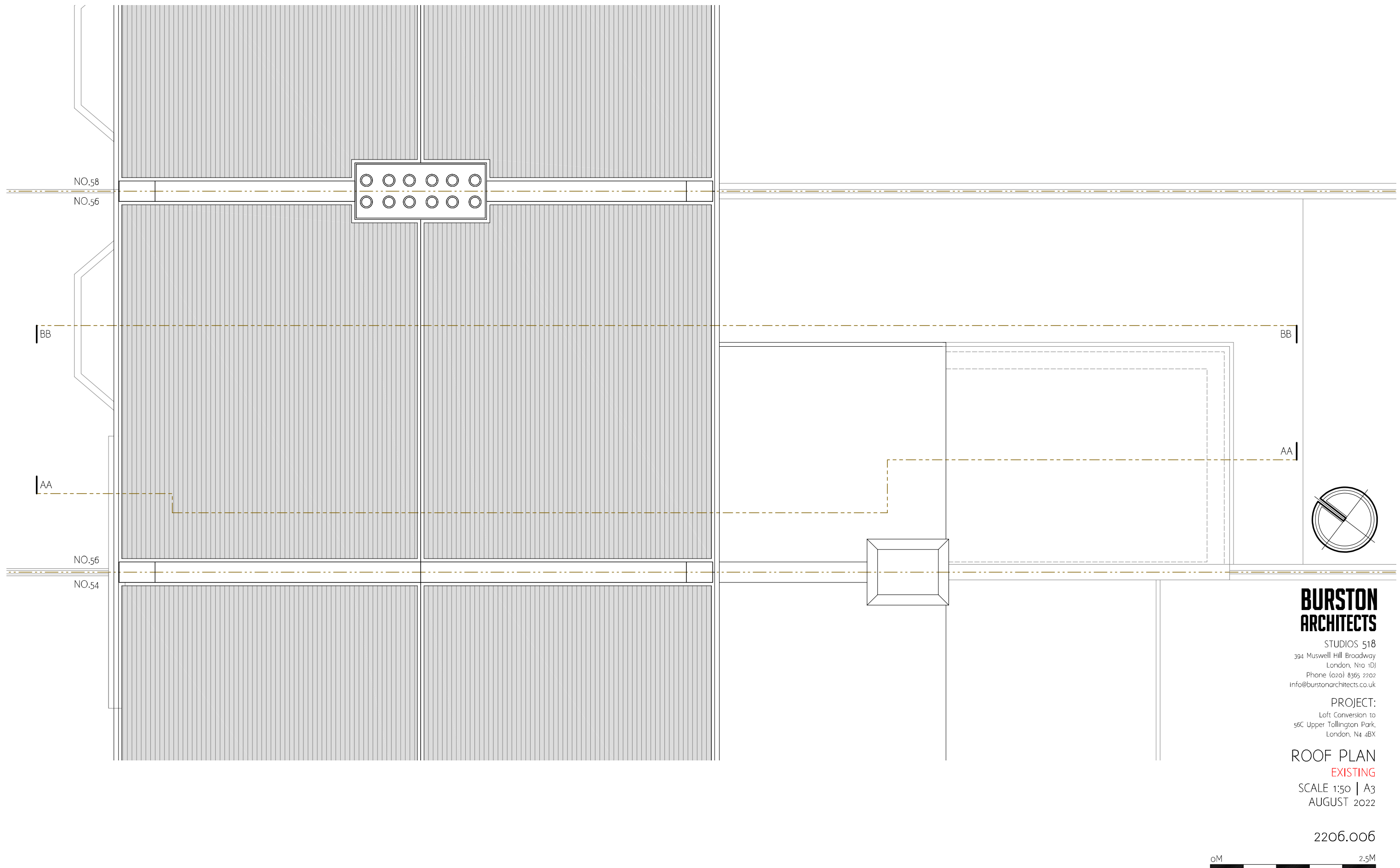
PROJECT:
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SECOND FLOOR
EXISTING

SCALE 1:50 | A3
AUGUST 2022

2206.005





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ROOF PLAN
EXISTING
SCALE 1:50 | A3
AUGUST 2022

2206.006

0M 2.5M



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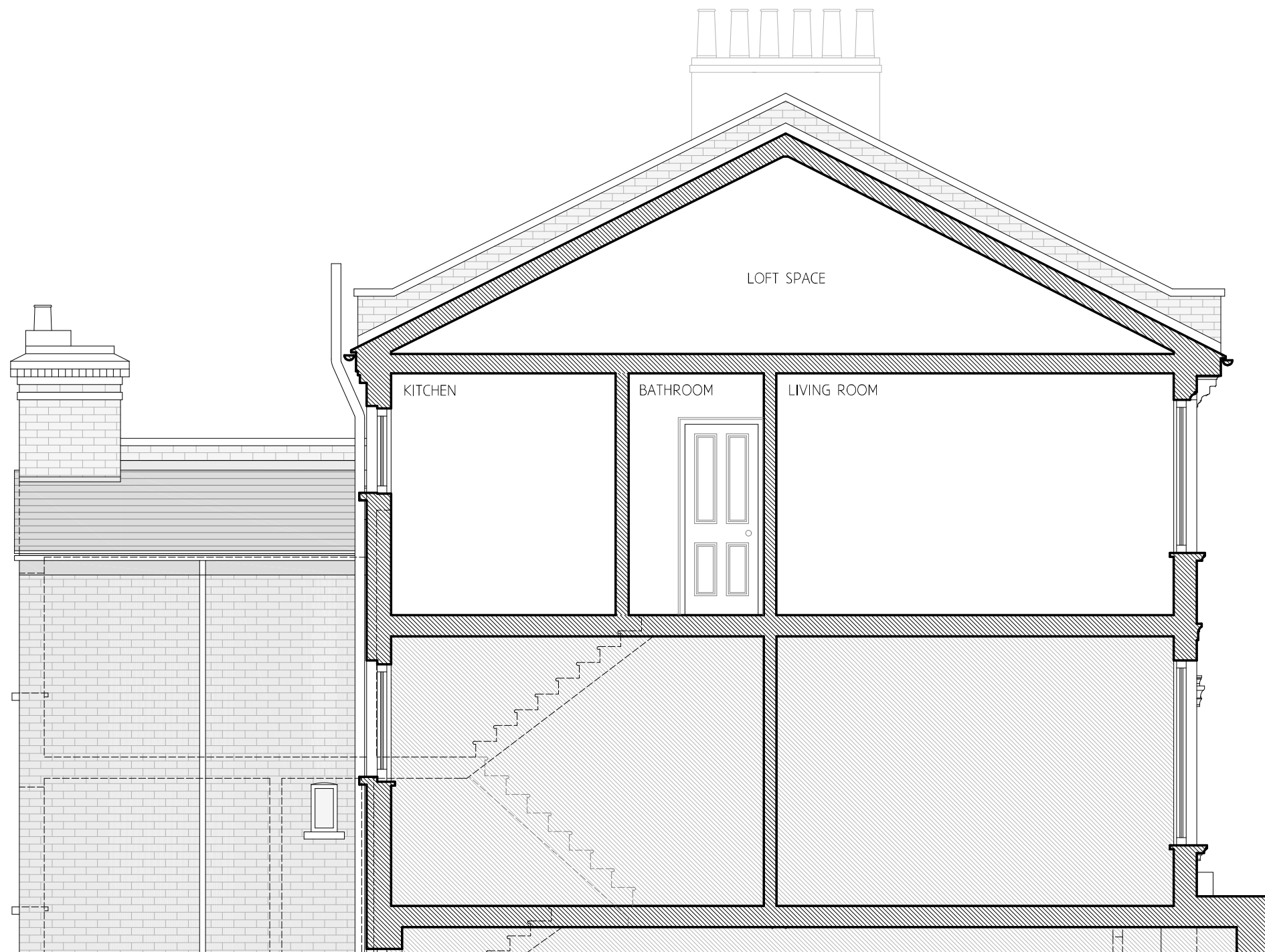
PROJECT:
Side extension to
60 Upper Tollington Park,
London, N4 4LS

SECTION AA
EXISTING

SCALE 1:50 | A3
AUGUST 2020

2012.010





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PROJECT
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SIDE ELEVATION

EXISTING

SCALE 1:50 | A3
AUGUST 2022

2206.021





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FRONT
ELEVATION
EXISTING

SCALE 1:50 | A3
AUGUST 2022

2206.020





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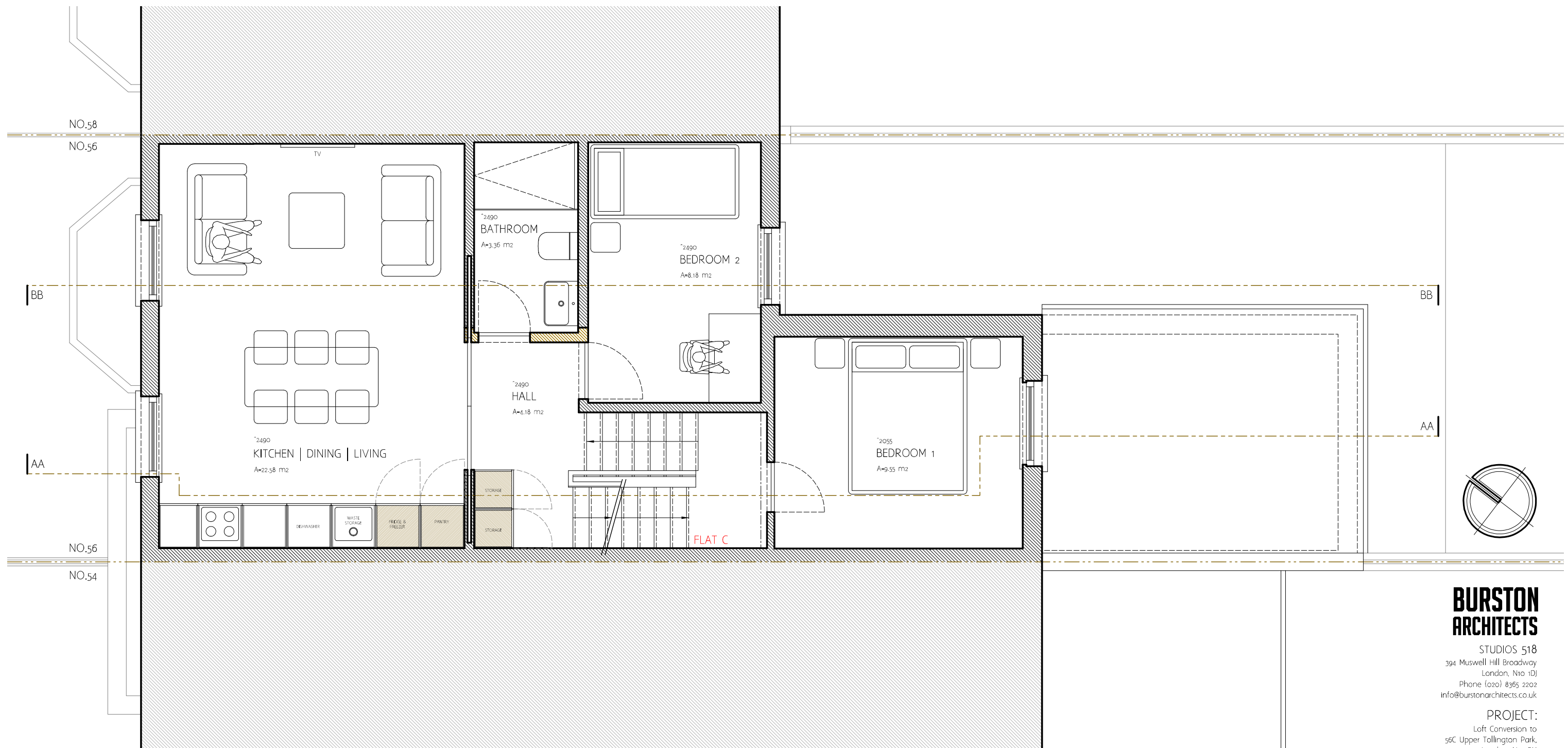
REAR
ELEVATION
EXISTING

SCALE 1:50 | A3
AUGUST 2022

2206.021



PROPOSED DRAWINGS



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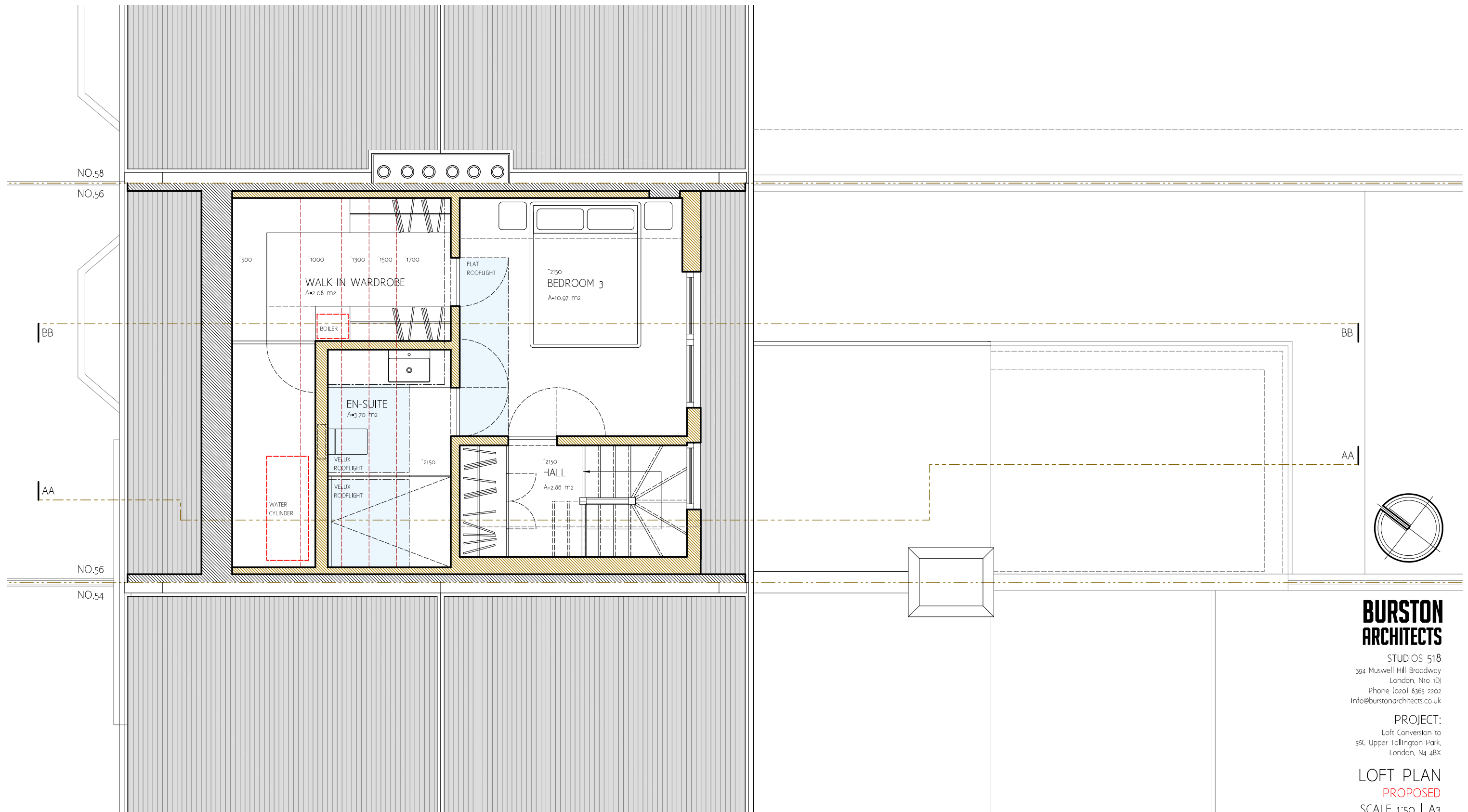
PROJECT:
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SECOND FLOOR

PROPOSED

SCALE 1:50 | A3
AUGUST 2022

2206.055



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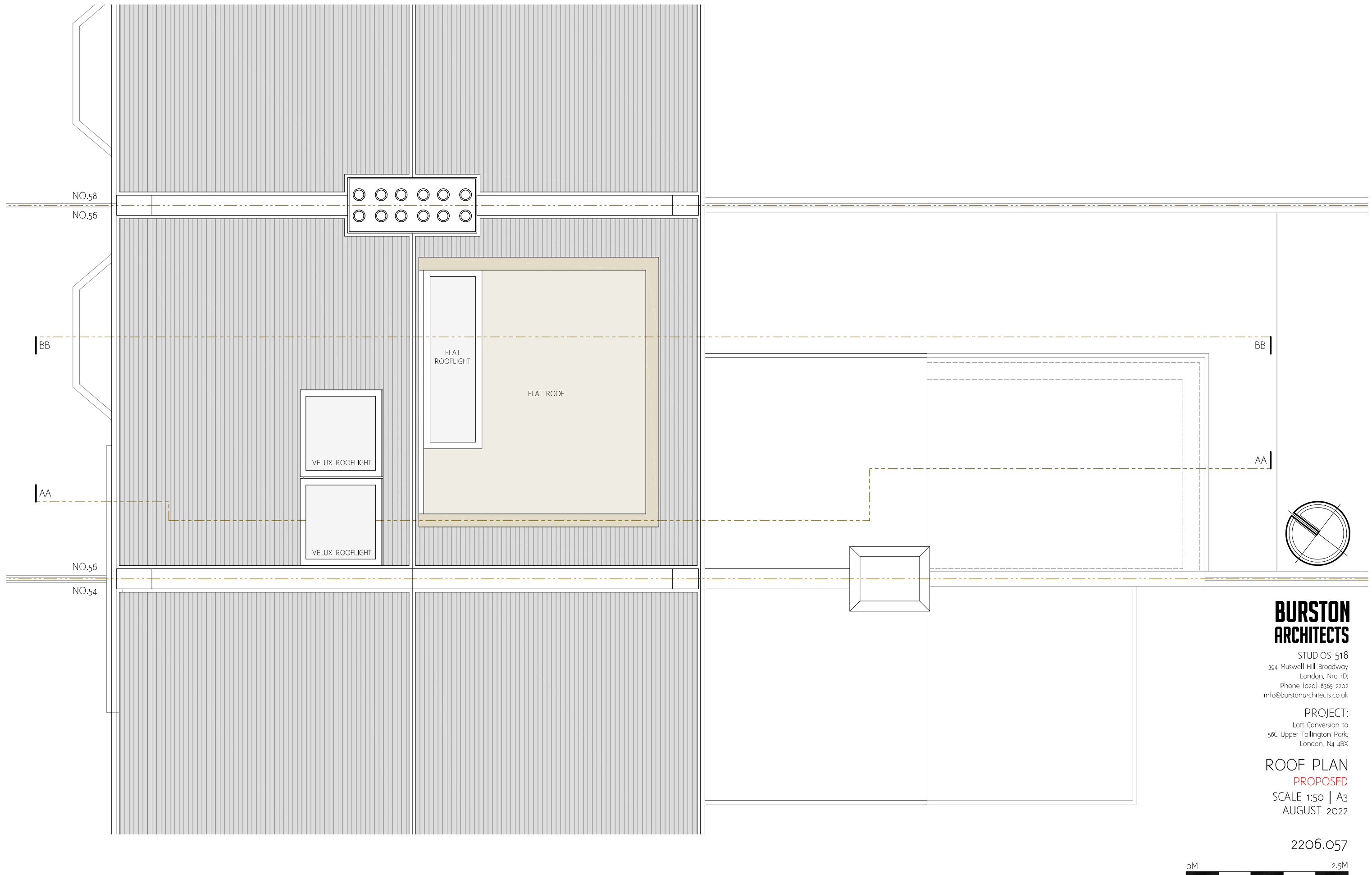
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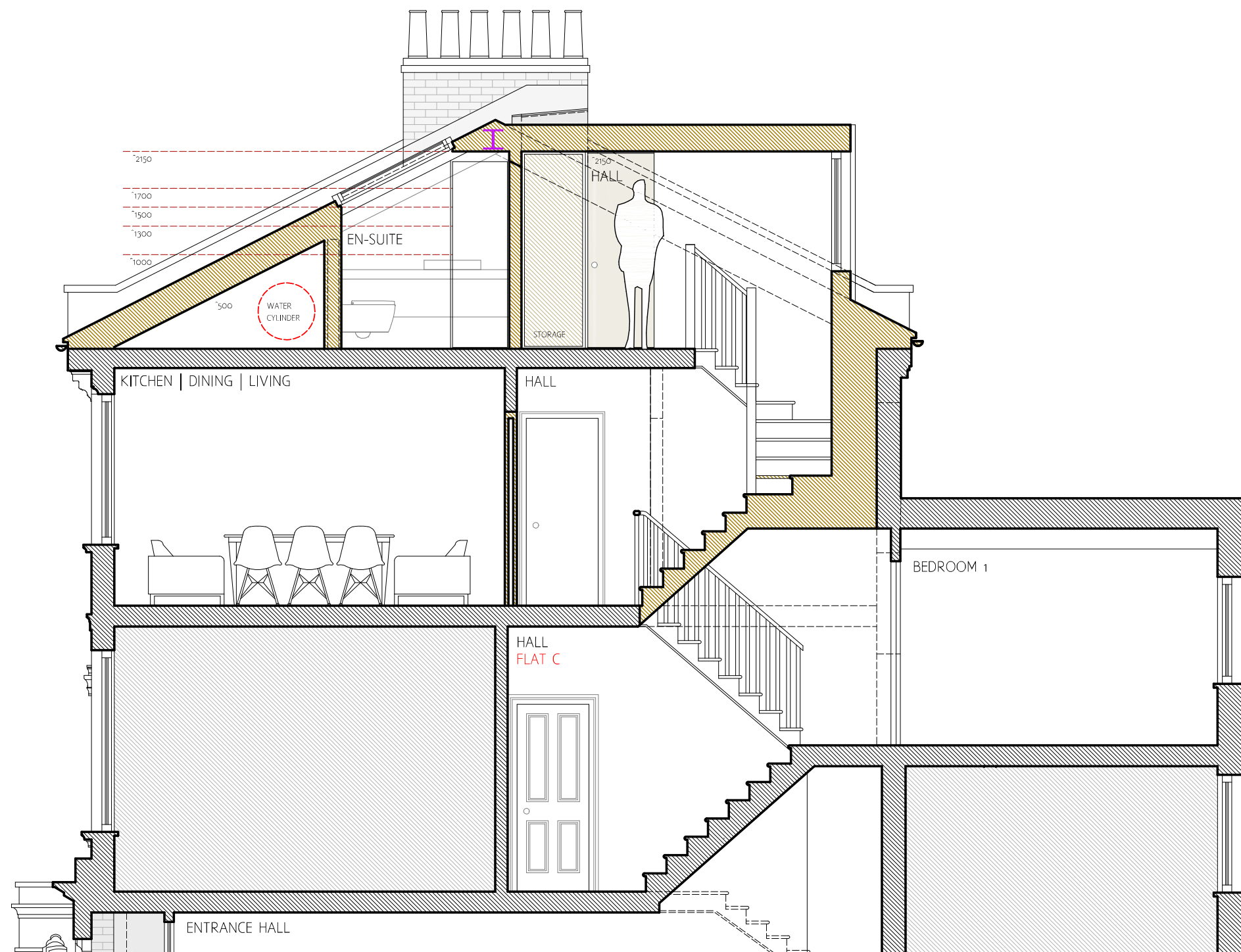
LOFT PLAN
PROPOSED

SCALE 1:50 | A3
AUGUST 2022

2206.056

0M 2.5M





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Side extension to
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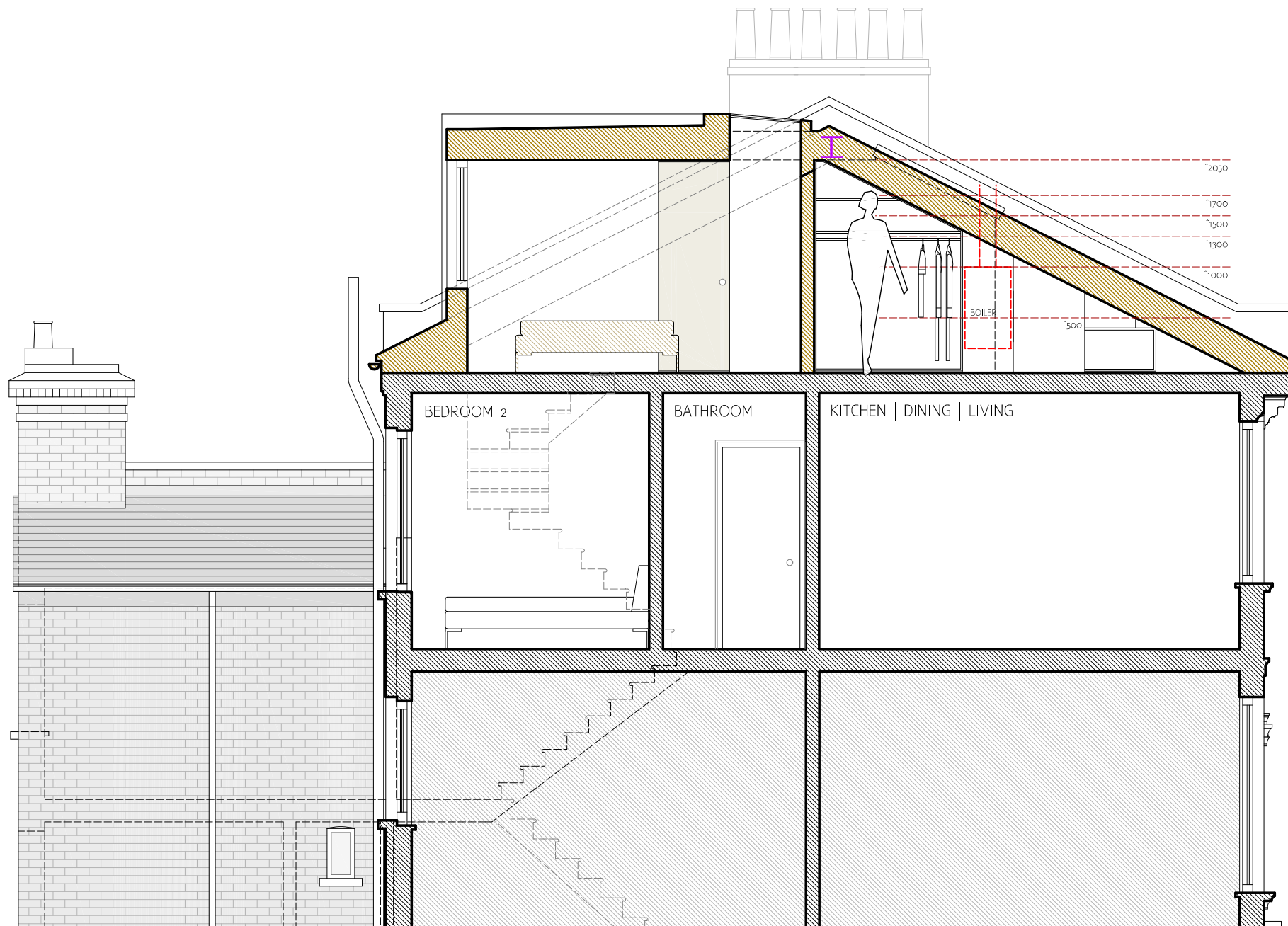
SECTION AA

PROPOSED

SCALE 1:50 | A3
AUGUST 2020

2012.060





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SIDE ELEVATION

PROPOSED

SCALE 1:50 | A3

AUGUST 2022

2206.061





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FRONT
ELEVATION
PROPOSED

SCALE 1:50 | A3
AUGUST 2022

2206.070





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**REAR
ELEVATION**
PROPOSED

SCALE 1:50 | A3
AUGUST 2022

2206.071

