

Rohacs Architects

Palm Ct & Lionel House

Palmerston Road, London, N22 8QL

DESIGN STATEMENT

21.11.2022



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INTRODUCTION

Rohacs Architects has prepared this document on behalf of the applicant Upspace Construction Services Ltd (The Copper Room, Deva City Office Park, Trinity Way, Manchester, M3 7BG) in support of Class AA applications under Permitted Development Rights for the proposed single storey roof extension of the buildings known as Palm Court and Lionel House, Palmerston Road, London, N22 8QL.

The aspiration of these applications is to build a single storey roof extension providing 3 additional flats on top of Palm Court and 2 additional flats on top of Lionel House.

The proposals within this report are based on surveys of the existing buildings undertaken by Platinum 3D Consultants and the CAD model of the existing buildings provided by the client in Revit format. The unit numbers and area figures quoted in this document are accurate for the purpose of the planning application. The purpose of this document is to be used for Planning Application only and must not be used for further marketing of the site, developing further design proposals or construction. Any other decisions to be made based on the unit numbers and area figures quoted in this document, whether as to project viability, pre-letting, lease or sale agreements and the like, should make allowance for further design development, accurate site survey, site levels and site dimensions, construction methods and building tolerances, Local Authority and Statutory consents.

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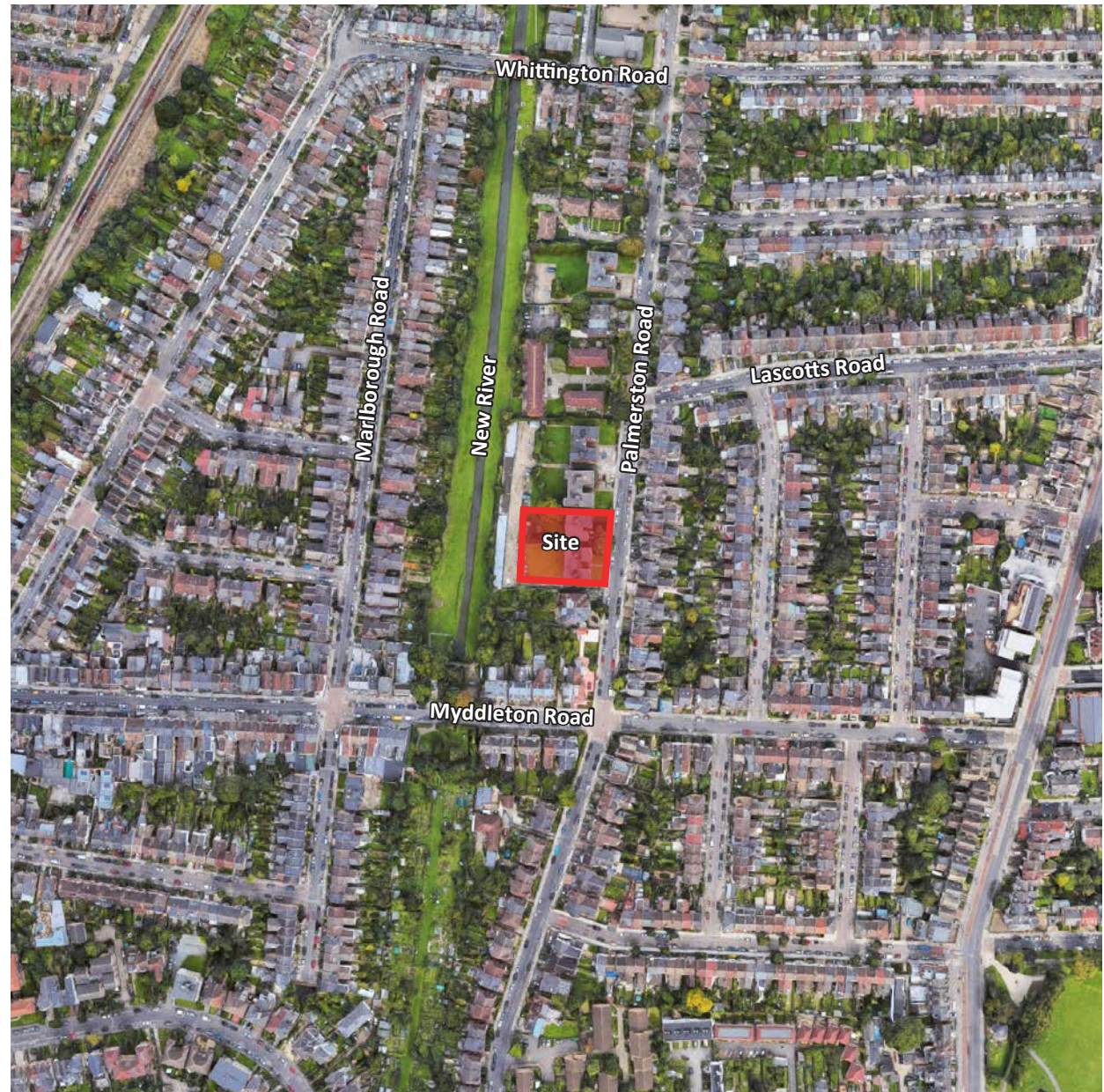
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1.1 SITE LOCATION

The site lies on the western side of Palmerston Road between Myddleton Road on the south and Whittington Road on the north. It is approximately 500m north from Wood Green town centre, suburban district in the borough of Haringey in north London. The site is adjacent New River to the west, an artificial waterway built in the 17th century to supply fresh drinking water to London.

Amenities can be found on Myddleton Road to the south and High Road to the east. Bowes Park railway station and Bounds Green LUL stations are circa 10 minutes walk to the west. Wood Green LUL station is circa 15 minutes walk to the south.

The local context is mainly residential, characterised by a mix of mid 19th century and early Victorian 2-3 storey semi-detached and terraced houses, and mid-20th century four storey blocks of flats.



Source: Google Maps

1.1 SITE LOCATION



Source: Google Maps

1.2 SITE PHOTOS



View of Palm Court from Palmerston Road



View of the rear car park access road on the side of Palm Court from Palmerston Road



View of Palm Court and Lionel House from Palmerston Road



View of Lionel House from Palmerston Road

1.2 SITE PHOTOS



Rear view of Palm Court



Rear view of Lionel House and Palm Court



View of the garages in the rear garden



View of the garages in the rear garden

1.2 SITE PHOTOS



View along Palmerston road looking south west



View along Palmerston road looking north west



View along Palmerston road looking south east



View along Palmerston road looking north east

1.2 SITE PHOTOS



View towards south from the roof of Palm Court



View of Lionel House roof from the roof of Palm Court



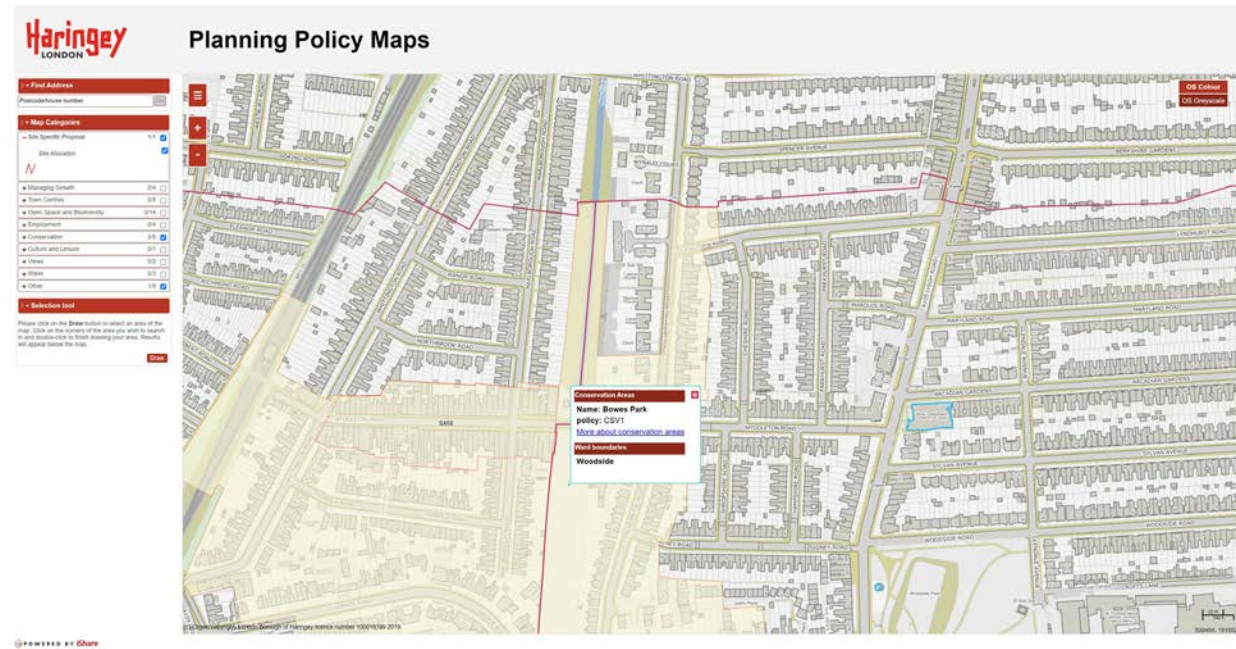
View of the New River and the rear garden from the roof of Palm Court



View along Palmerston Road towards south from the roof of Palm Court

1.3 IMMEDIATE CONTEXT

The site is not in a conservation area but it lies adjacent the Bowes Park Conservation Area in the Woodside Ward of Haringey. The existing buildings are not listed.



Source: Google Maps

Source: Google Maps

1.4 EXISTING BUILDINGS

Palm Court and Lionel House are part of four blocks of flats on the west side of Palmerston Road. The blocks have been built around the 1960s. Very typically to this era, the blocks have very little or no architectural variation between floors, the main cladding material is common red brick with white rendered parts.

In the terms of architectural design, materiality and detailing, the existing buildings are of limited architectural quality.



Views of Palm Court and Lionel House from Palmerston Road

2.1 PROPOSAL SUMMARY

The proposal aims to create an additional floor on top of both buildings providing 3 new apartments on Palm Court and 2 new apartments on Lionel House.

Whilst the existing building is of limited architectural quality, the proposed development would provide a high quality, yet subservient, addition which will deliver additional units to increase housing stock in the area.

The new fourth floors are proposed to be of high quality and subservient in their appearance through a very considered approach to set backs on all sides, and as a result avoiding visual harm to the adjacent conservation area. See the next section about massing for further details on the proposed set backs.



Existing and proposed massing

2.2 MASSING

The proposed massing has been developed to protect the existing views in the adjacent conservation area and to lend a subservient appearance to the new fourth floors. The existing flat roofs have been built without parapets, giving the buildings an unfinished look and contributing to the limited architectural quality of the existing buildings.

A new parapet wall is proposed along the perimeter of the current flat roofs to hide the necessary transfer structure.

The new floors are designed with generous set backs on all sides:

- 1.75m setback on the Palmerston Road side,
- 1.15m setback on the rear elevations,
- 0.5m setback on all side elevations.

Compared to the proposals of the preceding unsuccessful planning applications for the roof extensions of these two buildings, the currently proposed setbacks are of similar scale on the sides, slightly greater on the front and significantly greater on the rear elevation.

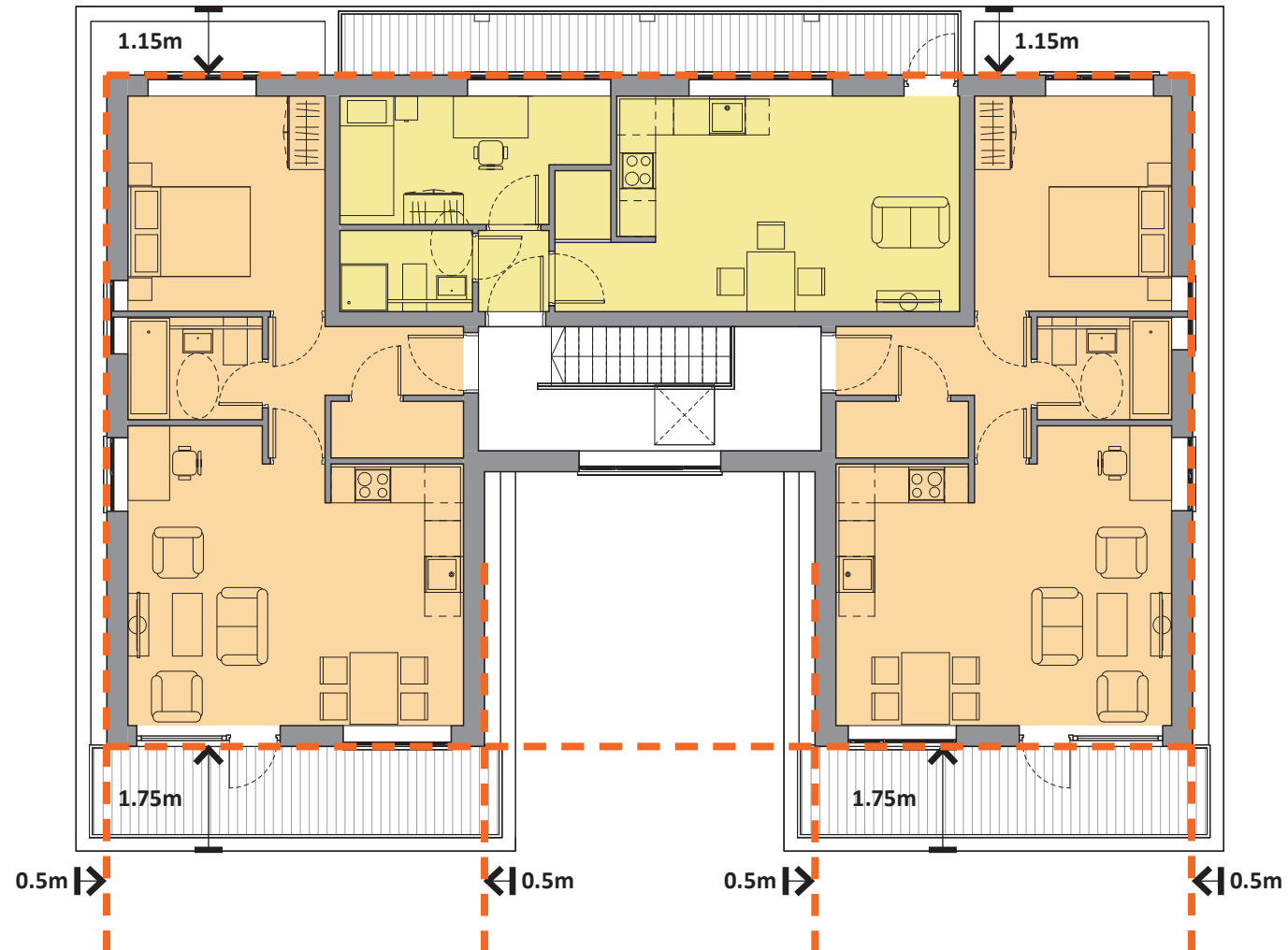
See the 3-dimensional and 2-dimensional diagrams on the following pages for further details.

The overall increase in building height is kept to the minimum. The proposed 3.65m height increase includes all new transfer structure and roof parapets.



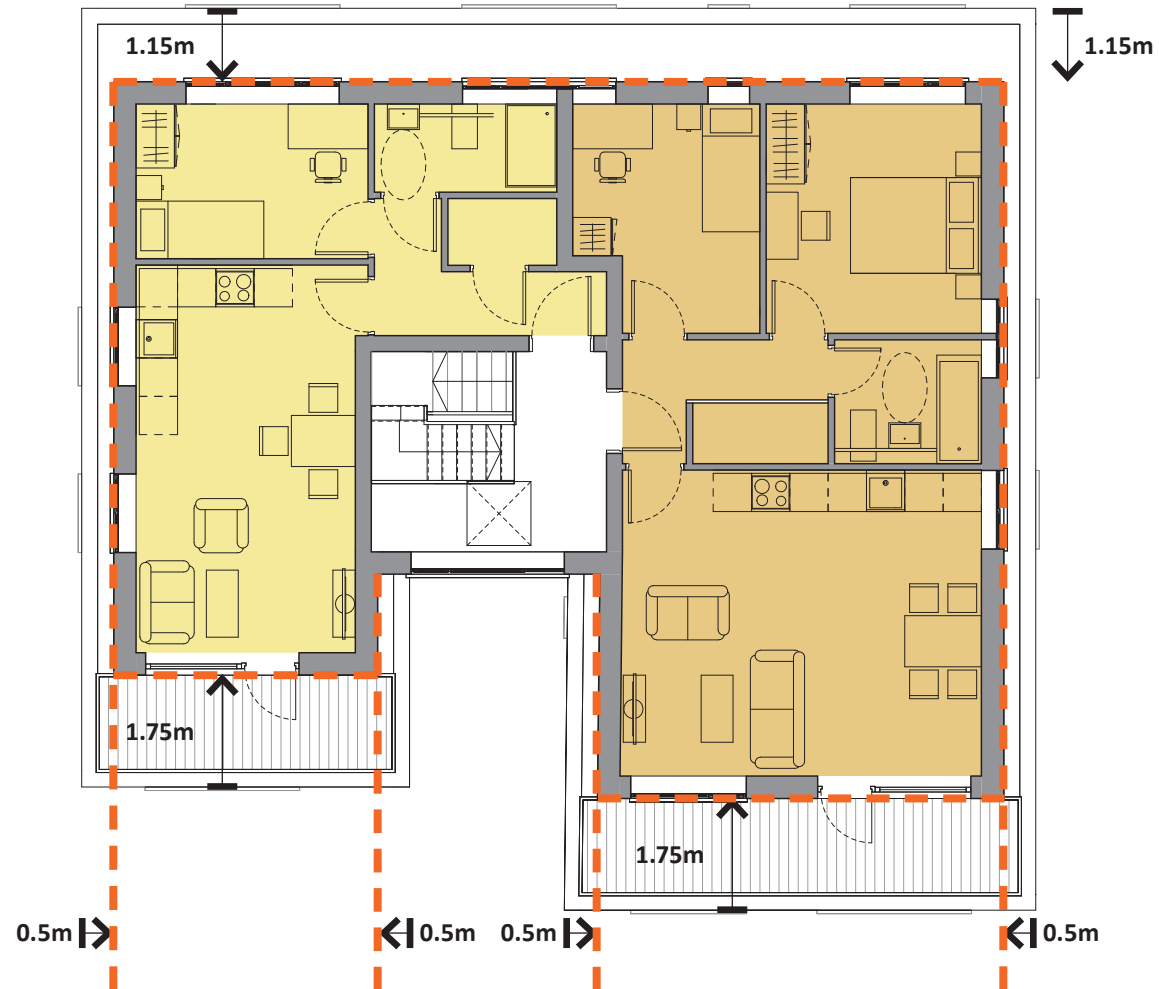
Aerial massing view of the proposal

2.2 MASSING



Proposed set backs on the fourth floors of Palm Court

2.2 MASSING



Proposed set backs on the fourth floors of Lionel House

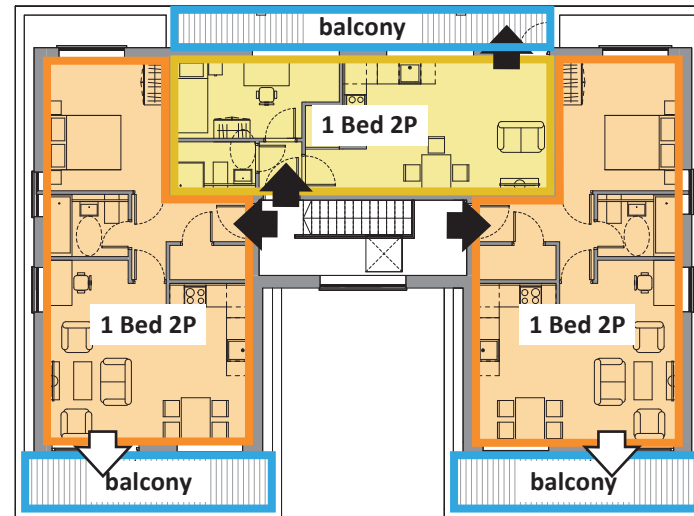
2.3 LAYOUT

On both buildings the existing cores are proposed to be extended upwards to provide access to the new floors.

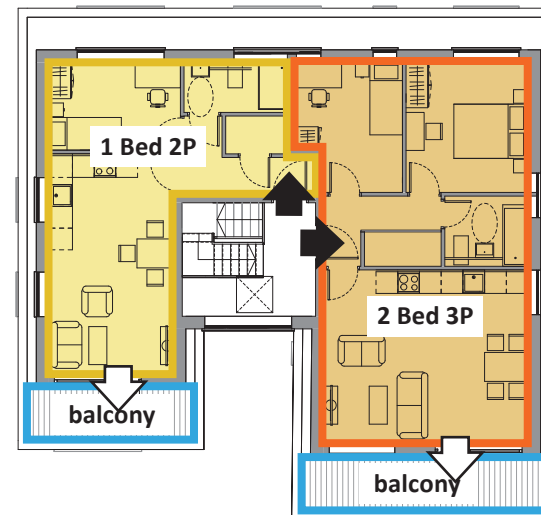
The new fourth floor on Palm Court is proposed with 3 new apartments. 1 x 1 bed 1 person unit and 2 x 1 bed 2 person units.

Lionel House has a slightly smaller footprint thus the proposed number of new units is 1 x 1 bed 1 person unit and 1 x 2 bed 3 person unit.

All new apartments will have access to private external amenity in the form of roof terrace balconies.



Palm Court proposed fourth floor



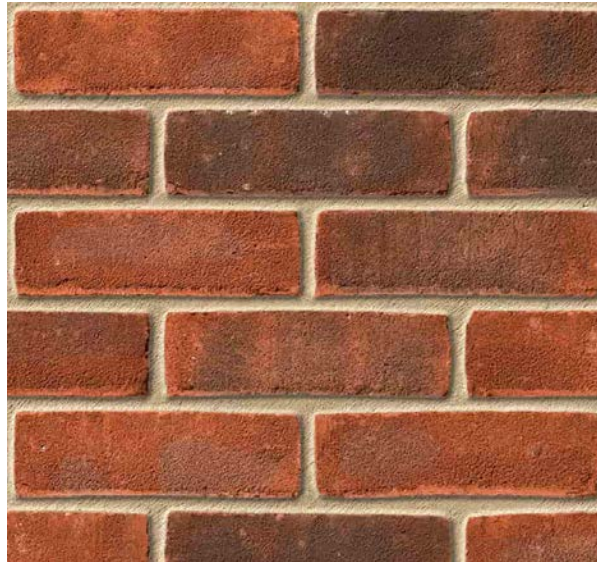
Lionel House proposed fourth floor

2.4 APPEARANCE

The proposed facade materials and detailing has been developed with the desire to assist the new extensions' successful integration both with the existing building and into the existing context. The new additions will be of high quality yet subservient in their appearance.

The existing roof parapets will be raised to hide the necessary transfer structure behind. Previous applications have been studied and numerous further studies have been prepared for the design of these roof parapets including keeping the white banding that runs around the roof slab edge or alternative materials such as metal cladding, render, different coloured brick, etc. We are aware that previous designs such as those with metal cladding or keeping the white rendered band previously have been deemed inappropriate and unsupported.

Whilst we acknowledge that matching bricks can be challenging, with specialist advice we believe it is possible to match the colour and texture of the proposed bricks to the existing external walls very closely. Our aim is that the brick parapets will effectively look part of the original building thus reducing the visual impact of the additional new floor.



Red brick cladding to match existing



Standing seam metal cladding



White window frames



Dark grey metal balustrades

2.4 APPEARANCE

The main cladding of the new floors is proposed to be bronze coloured standing seam metal cladding, that will lend warmth and lightness to the roof extensions.

Windows are proposed to have matching white frames matching the existing windows on the buildings. The roof terraces will be protected by grey steel balustrades.

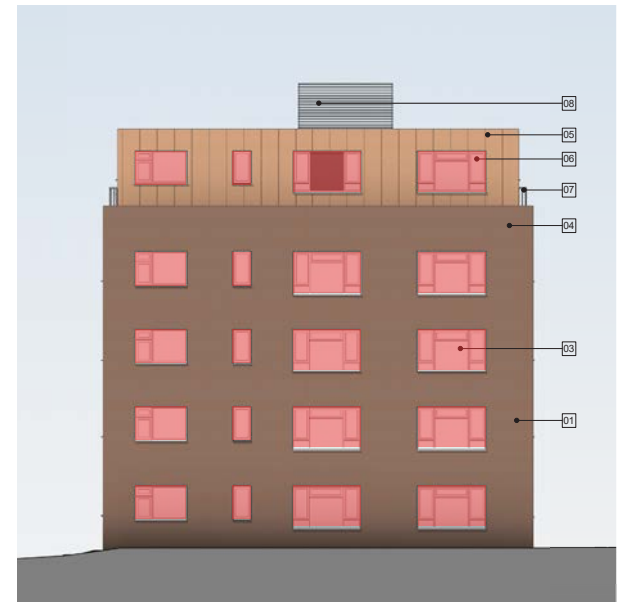
In a further effort to support the integration of the proposal with the host building, the windows on the new floors will be of identical proportions to the windows of the existing buildings.



Window proportions on the proposed elevations of Palm Court



Window proportions on the proposed elevations of Lionel House



2.4 APPEARANCE



Palm Court

Lionel House



Palm Court

Lionel House

Existing and proposed street elevation

2.4 APPEARANCE



Material Key:

01 - Existing brickwork to be maintained

02 - Existing white render wall system

03 - Existing white window, door

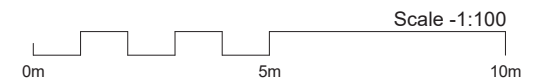
04 - Brick cladding colour and texture matching existing brickwork

05 - Bronze effect metal cladding

06 - New white double glazed windows / terrace doors

07 - Dark grey steel balustrade

08 - Light grey louver plant screen



Proposed front elevation of Palm Court

2.4 APPEARANCE



Material Key:

01 - Existing brickwork to be maintained

02 - Existing white render wall system

03 - Existing white window, door

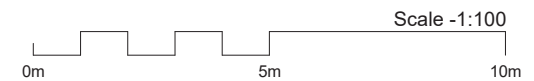
04 - Brick cladding colour and texture matching existing brickwork

05 - Bronze effect metal cladding

06 - New white double glazed windows / terrace doors

07 - Dark grey steel balustrade

08 - Light grey louver plant screen



Proposed front elevation of Lionel House

3.1 MASSING VIEWS



Existing and proposed street view from Palmerston Road looking north west

3.1 MASSING VIEWS



Existing and proposed street view from Palmerston Road looking south west

3.1 MASSING VIEWS



Existing and proposed aerial view looking south west

3.1 MASSING VIEWS



Existing and proposed aerial view looking north east

3.2 VUCITY VISUAL IMPACT STUDY



Existing and Proposed aerial view looking north west

3.2 VUCITY VISUAL IMPACT STUDY



Existing and Proposed aerial view looking north east

3.2 VUCITY VISUAL IMPACT STUDY



Existing and Proposed aerial view looking south east

3.2 VUCITY VISUAL IMPACT STUDY



Existing and Proposed aerial view looking south west

3.2 VUCITY VISUAL IMPACT STUDY



Existing and Proposed view from Palmerston Road

3.2 VUCITY VISUAL IMPACT STUDY



Existing and Proposed view from Palmerston Road

3.2 VUCITY VISUAL IMPACT STUDY



Existing and Proposed view from the New River

3.2 VUCITY VISUAL IMPACT STUDY



Existing and Proposed view from the New River

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