

Roof Replacement Programme

Design & Access Statement

Newlon Housing Trust

Existing Roof Replacement Programme

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Prepared in support of planning application for the replacement of existing Roofing materials and finishes.

At

45 Bruce Grove, Tottenham, London, N17 6RN.

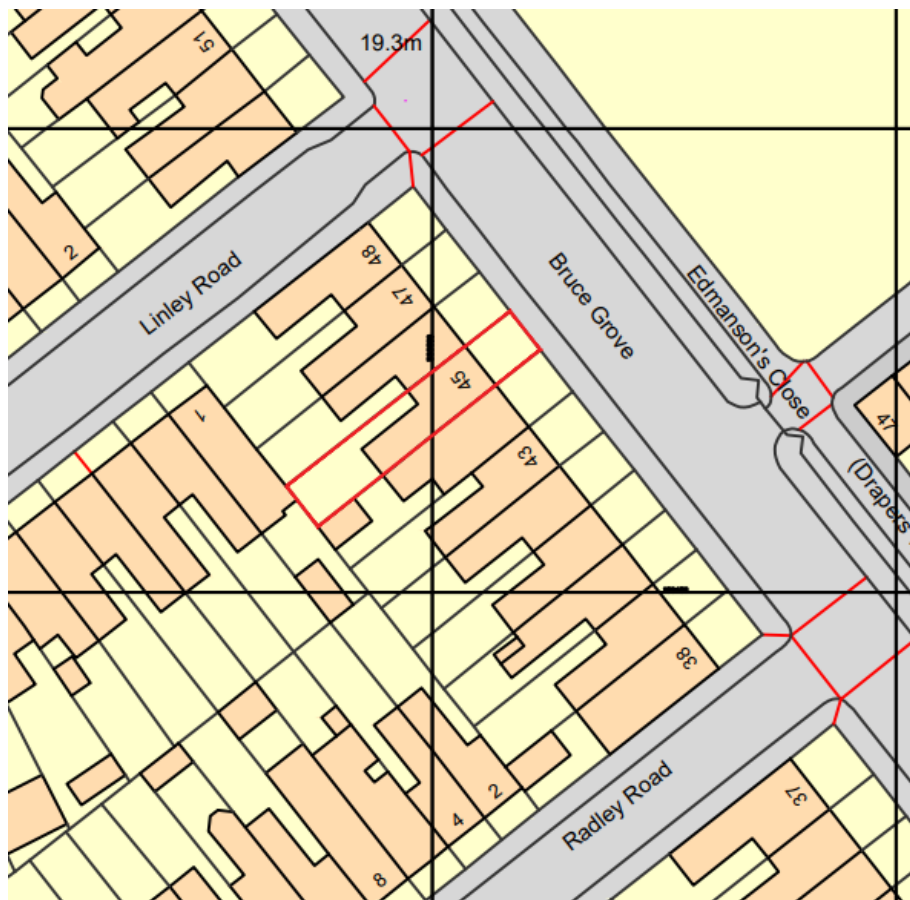
Planning Portal Ref: PP-11611098

1. Introduction

- 1.1 Stace LLP have been instructed by Newlon Housing Trust to act as agents in all matters in relation to roof replacement of the property known as 45 Bruce Grove, N17 6RN.
- 1.2 Newlon Housing Trust is a charitable housing association. Newlon owns or manages around 8,200 affordable homes, primarily in nine boroughs in north and east London, with many more in development.
- 1.3 This Design and Access Statement is prepared in line with Government Guidance on changes to the development control system and the related regulations to be provided with most planning applications.
- 1.4 This Statement will demonstrate the proposed works comply fully with the relevant, national, regional, and local planning policies.

2. Context to Application Site

- 2.1 The property is located to the South side of Linley Road as it joins Bruce Grove. The neighbouring buildings are similar residential dwellings as well as a nearby educational facility.



3. Use

- 3.1 The existing terraced property comprises of 2no. storeys. The property is understood to be general needs rented accommodation.

4. Proposed

- 4.1 It is proposed to replace the existing Clay tile roofing finish and makeup with the installation of new felt, insulation, fascia's, soffits, and new natural slate roofing finish to better suit the street scene. The new roof system will be installed as a direct replacement for what is currently existing.
- 4.2 The existing timber soffits and fascias are also due to be replaced to match existing.
- 4.3 Rainwater good replacements are included on a like for like basis.

This application proposes to replace the existing roofing finish and replace with Natural Slate tiles in reference to the drawings below;

2023/0470/1801 – 45 Bruce Grove - Site Location Plan

2023/0470/1802 - 45 Bruce Grove - Block Plan

2023/0470/1803 – 45 Bruce Grove – Existing Plan & Elevations

2023/0470/1804 – 45 Bruce Grove – Proposed Plan & Elevations

5. Appearance

- 5.1 45 Bruce Grove resides within the Bruce Castle and All Hallows Conservation Area. This area stands to the north side of the parish of Tottenham and is bordered by Edmonton.
- 5.2 The property is finished with painted red brickwork, a front lean-to porch and a pitched roof to the front of the main roof. The property also has a two-storey square bay window to the front.
- 5.3 The main roof is a pitched roof with a Slate tile finish, and lead flashing. Which has a pitched roof at the front from the two-storey square bay window.
- 5.4 There is a double height rear extension to the rear of the property with a pitched roof.
- 5.5 The existing external fabric of the property will remain largely unaltered. The roofing makeup and finish is to be replaced with new.

6. Access

- 6.1 The proposed work will not alter the existing access to the property from the public road nor will it alter access for the tenants.
- 6.2 The property is accessible from both Linley Road and Radley Road. Access to the property is unchanged via the steps leading to porch and front door.

7. Conclusion

- 7.1 The aim of the replacement scheme is to improve the thermal efficiency of the property without having a detrimental impact on the building's façade or historic structure. The proposed replacement roof will be a considerable improvement on the current existing assembly.
- 7.2 This statement is to be read in conjunction with planning application **PP-11611098** including supporting documents and associated Stace drawings: **23/0470/1801-04**.
- 7.3 The proposal will provide much needed improved thermal efficiency of the property.

Overall, it is considered that the replacement of the slate roof with a Natural replacement roofing system will have very little impact on the appearance of the building and therefore will not negatively impact the street scene of the area or draw attention to themselves.

On the day the measured survey was taken place, the surveyor was unable to access the rear of the property as the tenant was not available to provide access.

8. Photos



Photo 01 Existing Front Elevation

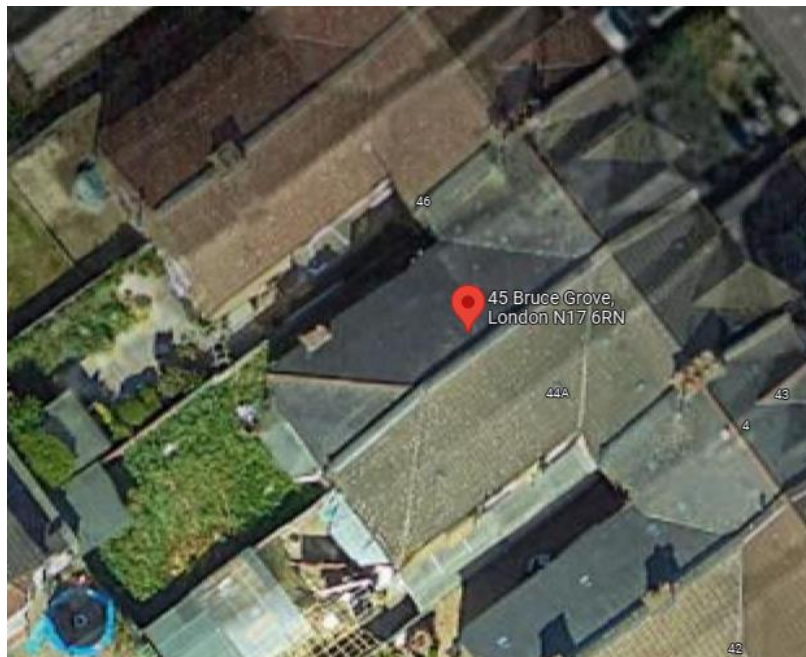


Photo 02 Roof Plan View (Google Maps)



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