

06th April 2023

Project:
Grove Court

Client:
Rontades Limited

Design & Access Statement



1.0 Introduction

- 1.1 Ackroyd Lowrie have been appointed by Rontades Ltd to submit a planning application aiming to provide a new external structure to enable the works consented as per the permitted development application ref: HGY/2020/3223. In addition, this application proposes a few minor changes aiming to improve the general appearance of the building.
- 1.2 The application is supported by the following documentation:
- Application Form
 - Existing and proposed floor plans, and elevations prepared by Ackroyd Lowrie.
 - Design and Access Statement, prepared by Ackroyd Lowrie.

2.0 Site & Context

- 2.1 The proposal documented within relates to the property located at Grove Court, 11 Markfield Road, N15 4QA in south Tottenham. The site is a four storey, residential block with pitched roof and fourth floor terrace. The site currently comprises 11 self-contained residential units. The site is not located within any conservation area.
- 2.2 The area is mostly residential and industrial and is located about 10min walk from Seven sisters tube station.

South-east aerial view of the site:



North-west aerial view of the site:



3.0 Planning history

- 3.1 In May 2021, the permitted development application ref HGY/2020/3223 was granted for a roof extension to the building aiming to provide 8 additional flats to the property.
- 3.2 Consented elevations:



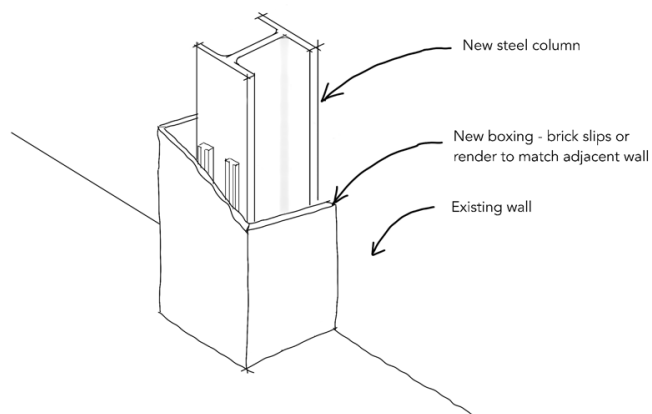
4.0 Proposal

- 4.1 This application proposes to include an external steel structure to support the additional storeys. And to include some material changes to better the appearance and safety of the building.

4.2 Structure:

Following structural investigations of the existing building, it appeared clear that the additional storeys proposed could not be supported by the existing structure and foundations. Therefore, to implement the scheme, an external steel structure is required to bridge over the existing.

We are proposing the steel columns to be wrapped in brick slips or render to match existing. The beams would be concealed within the walls for a minimised visual impact.



4.3 Materials:

In addition, the materials on the façade are proposed to be re-arranged to provide more consistent elevations.

The extension is proposed to be made of brick slips to match existing over the brick elements of the existing facades, and render is proposed over the render elements.

The top story of the proposal is proposed to be made of render to match existing in replacement of the timber effect cladding which seems incongruous.

The roof material is also proposed to be replaced by a zinc effect covering as opposed to the originally proposed epoxy which is low quality and highly flammable.

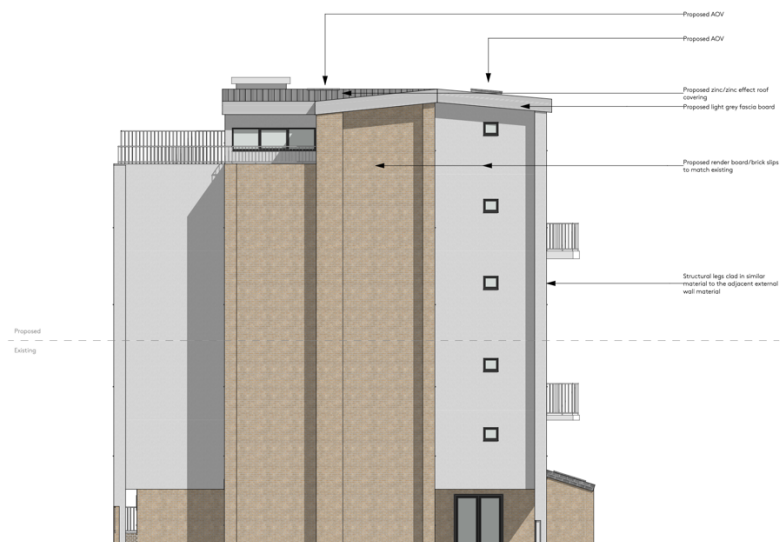
Lastly, we are proposing some changes necessary to the fire safety of the building. The plant room at ground floor is proposed to be closed and insulated to allow for sprinkler tanks to be fitted, and 2 roof smoke extracts are also proposed to be added.

4.4 Proposed elevations:

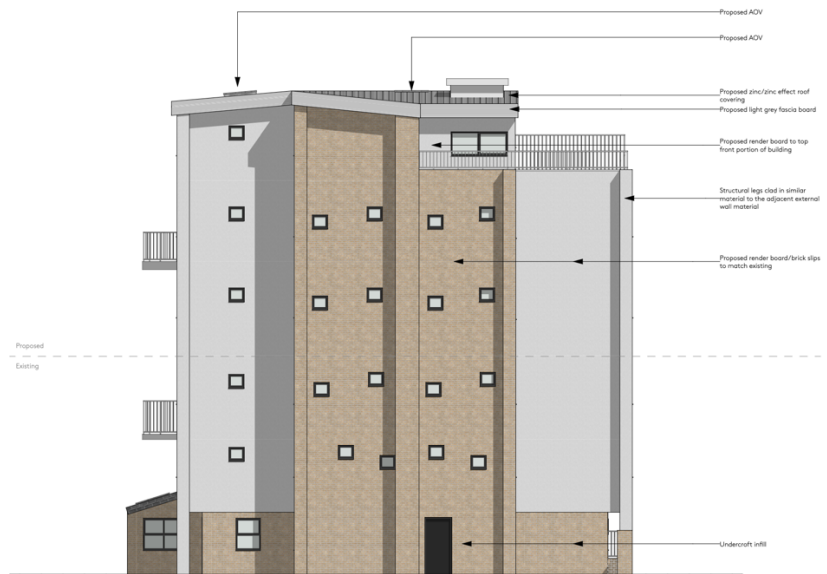
West Elevation:



North Elevation:



South Elevation:



Est Elevation:



5.0 Conclusion

In conclusion the proposal seeks approval for a necessary concealed structure to implement the consented residential extension whilst keeping its visual impact to a minimum.

The material changes will improve the overall appearance of the development by offering more cohesive facades and higher quality products on the roof.

And the enclosure of the plant room and smoke vents will allow for sprinklers to be provided and the building to be safer from a fire point of view.