

DISCHARGE OF CONDITIONS STATEMENT - CONDITION 3

Bloomfield Court, Bloomfield Rd, N6 4ES

May 2023

1053.PR01

Prepared by Clements & Porter Architects

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Figure 1: Image of existing building

1 INTRODUCTION

1.01 Background

This report has been prepared by Clements & Porter Architects on behalf of the applicant, London Penthouse Ltd, in support of the application for approval of details reserved by Condition 3 at Bloomfield Court, Bloomfield Rd, N6 4ES.

The decision notice was issued on 11th May 2023, (Case Reference HGY/2022/2332) with the following conclusion:

The appearance of this building and its positive contribution to the character and appearance of the conservation area is maintained with the roof extension proposed. As such the works here are acceptable in design and heritage terms. The scheme would provide an acceptable quality of residential accommodation for future occupiers and would not give rise to harm to neighbouring amenity.

1.02 Summary of Conditions

This application addresses condition 3:

The construction of the new roof hereby approved shall be carried out with the use of salvaged tiles from the existing roof, prioritised for use on street facing elevation with the new roof tiles to match in size, colour, texture and profile those of the reclaimed tiles, along with the other materials to be used in the construction of the external surfaces of the development to match those of the existing building.

As such no development shall take place until full details of the following, including drawings where appropriate, have been first submitted to and approved in writing by the Local Planning Authority.

- a. a sample of the new roof tiles to match in size, colour, texture and profile those of the existing roof;*
- b. details of new rainwater goods;*
- c. a new cycle storage facility (to accommodate bicycles for the existing flats alongside the spaces required for the 4 additional flats);*
- d. design of the extended refuse and recycling bins enclosure;*
- e. details of a central dish/aerial system for receiving all broadcasts for the new residential units created.*

Only the approved materials and details shall be implemented and retained thereafter.



2. Condition 3

2.01 General

This condition requires details of “materials to be used in the construction of the external surfaces of the development to match those of the existing building”.

This includes the roof tiles, rainwater goods, cycle and refuse storage and aerial system.

2.02 Roof Tiles

It is considered that the darker brown tiles are the original, and the lighter orange tiles are later replacements. The new tiles will be reclaimed and selected to match the original brown tiles as closely as possible.

It is estimated that 25-50% of the tiles to the rear will need to be replaced. The target is for the front elevation to predominantly use the existing brown tiles as per the condition.

Existing roof tile

Proposed roof tile



Figure 2 (top left): Image of front elevation
Figure 3 (top right): Diagram of priority for reclaimed tile
Figure 4 (bottom): Comparison of existing and proposed tiles



Existing uPVC gutter removed

Existing metal downpipe retained



Figures 5+6 (left+top right): Images of original downpipes
Figure 7 (bottom right): Proposed cast iron gutter and downpipe

2.03 New Rainwater Goods

Some of the original black cast iron downpipes remain in use with some replaced with uPVC. The original guttering has also been replaced with uPVC.

It is proposed that where the uPVC gutters and downpipes are removed, they will be replaced with black powder coated cast aluminium to closer match the original cast iron downpipes.

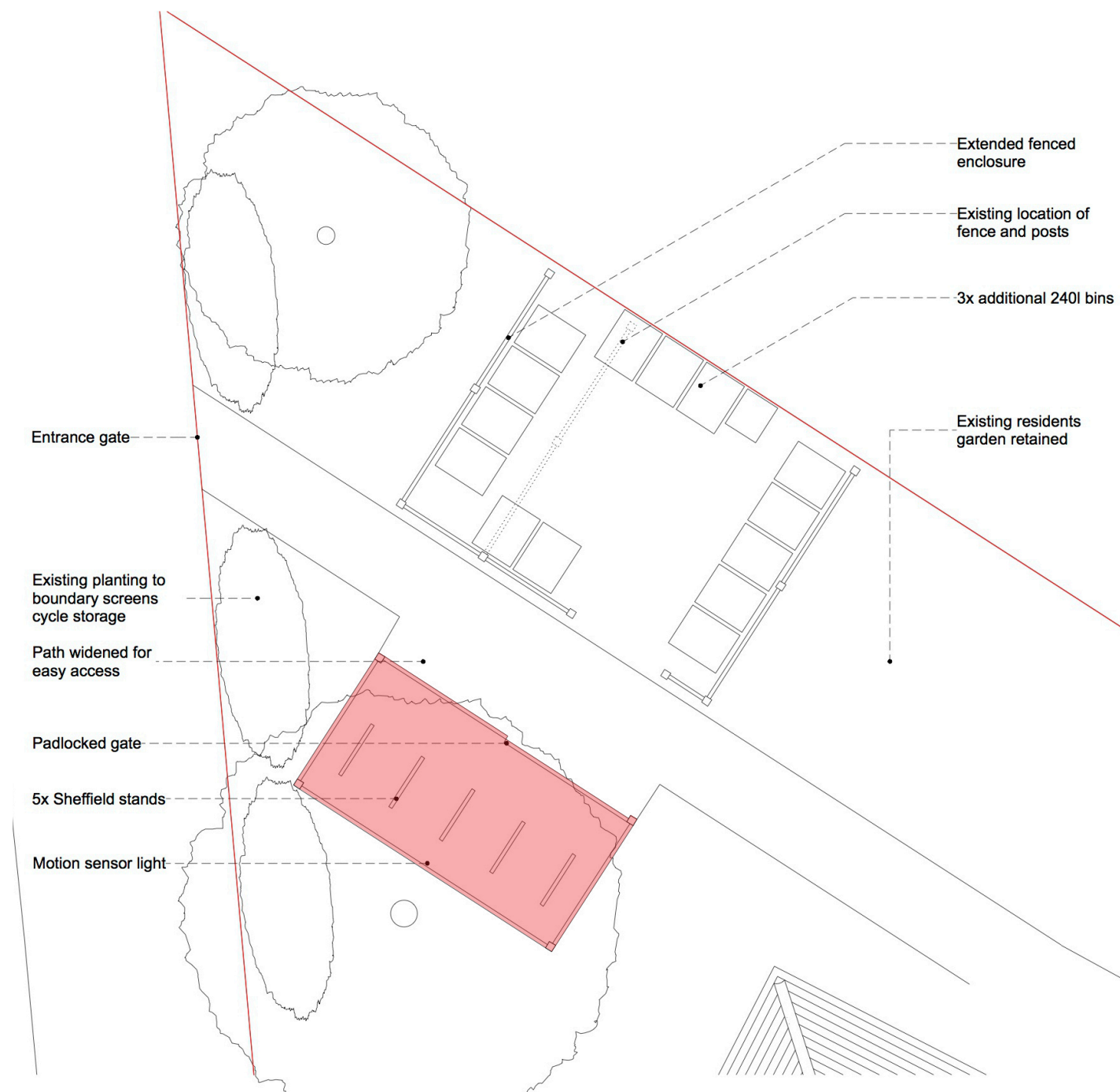


Figure 8: Floor plan of cycle storage



Figure 9: Example of cycle storage shelter



Figure 10: Residents garden

2.04 New Cycle Storage Facility

A minimum of 5 secure, covered cycle storage spaces are required in the condition for the proposed and existing flats.

5x Sheffield stands embedded in a concrete base will provide 10x spaces. They will be secured and sheltered by a timber clad structure with a padlocked gate. A motion sensor light will be included. See drawing 1053_4002.

The location of the storage differs from the planning stage to better suit the existing residents of the building. A well-maintained garden (Figure 10) exists next to the refuse storage, which if removed would negatively impact the residents. Instead it is proposed to move the cycle storage to an area opposite of the path which is currently covered in brambles and scrub.

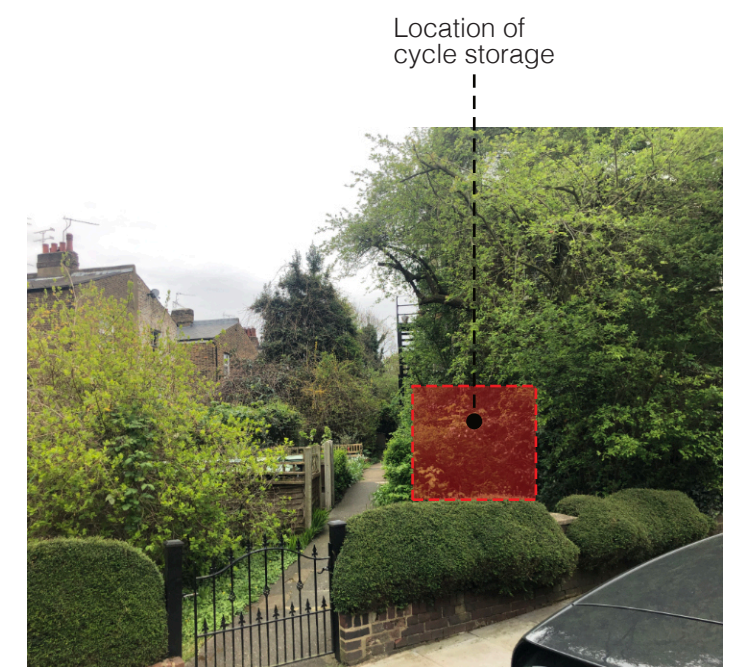


Figure 11: Image of proposed cycle storage location

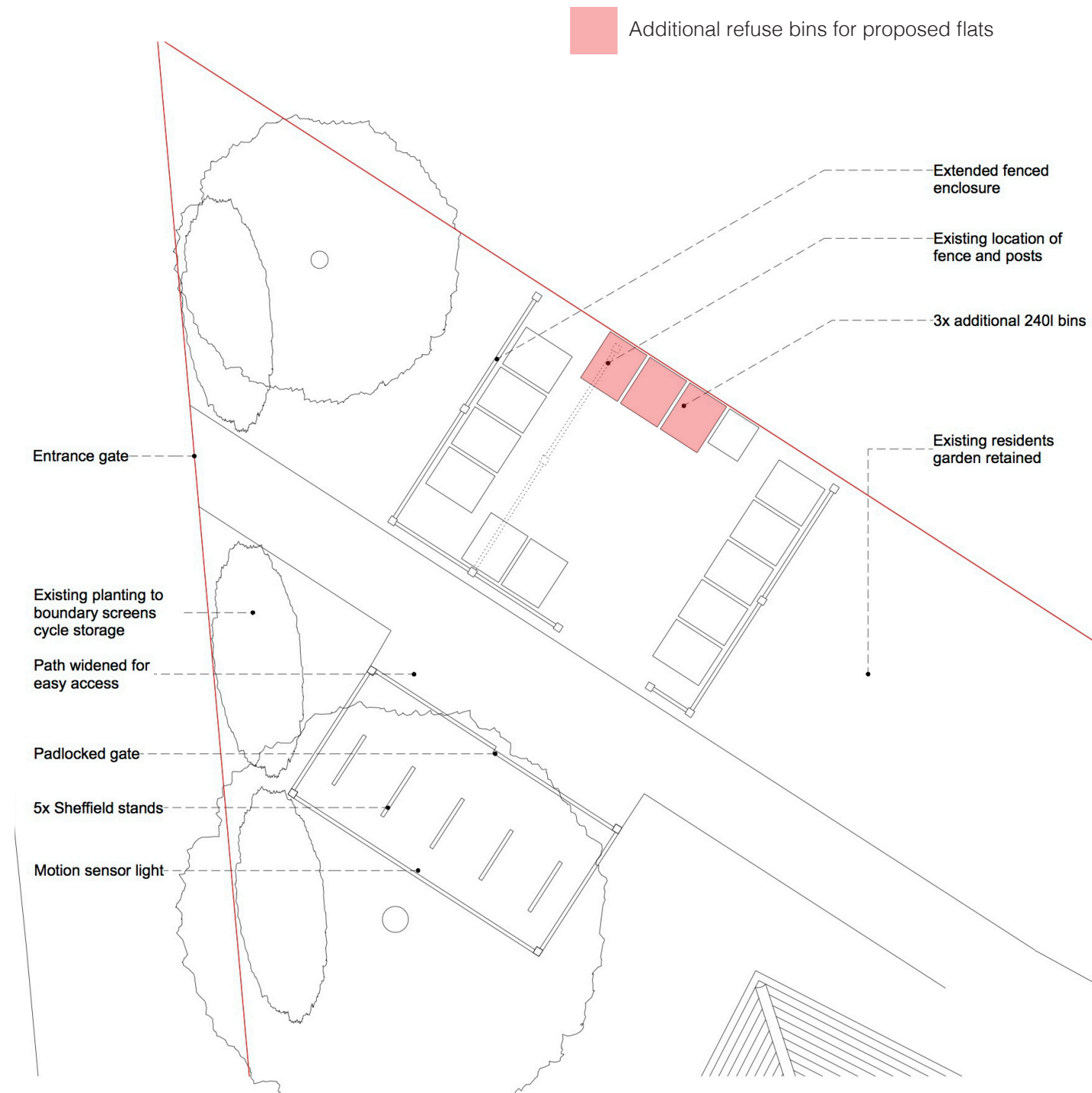


Figure 12: Floor plan of refuse storage



Figure 13: Existing refuse provision

2.05 Extended refuse and recycling enclosure

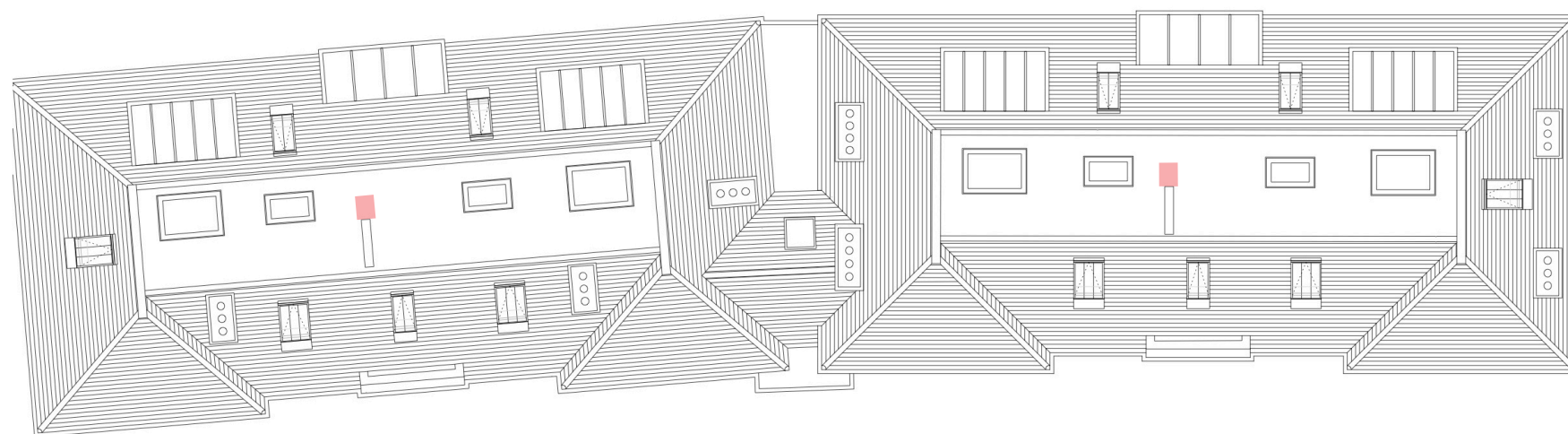
The existing provision for refuse and recycling is a timber panelled fence with concrete posts.

An additional 3x 240l bins are required for the proposed flats, therefore the enclosure is proposed to be extended to provide sufficient space. See drawing 1053_4003.

Existing aerals to be removed and consolidated



Location of aerals



2.06 Central dish/aerial system

The existing aerial system is detrimental to the image of the building from the front elevation. It is therefore proposed to consolidate the existing aerials and provide for the new flats with one aerial on each block.

The aerals will be mounted to the rear of the thin chimneys as to minimise the visibility from Bloomfield Road.

Figure 14 (top): Image of aerals
Figure 15 (bottom): Diagram of proposed aerals