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DESIGN & HERITAGE STATEMENT

Our ref. 2332-2

27.03.24.

Loft extension to create a self-contained flat and alterations on the first floor for a new staircase to no. 28 Palmerston Road, London N22 8RG.

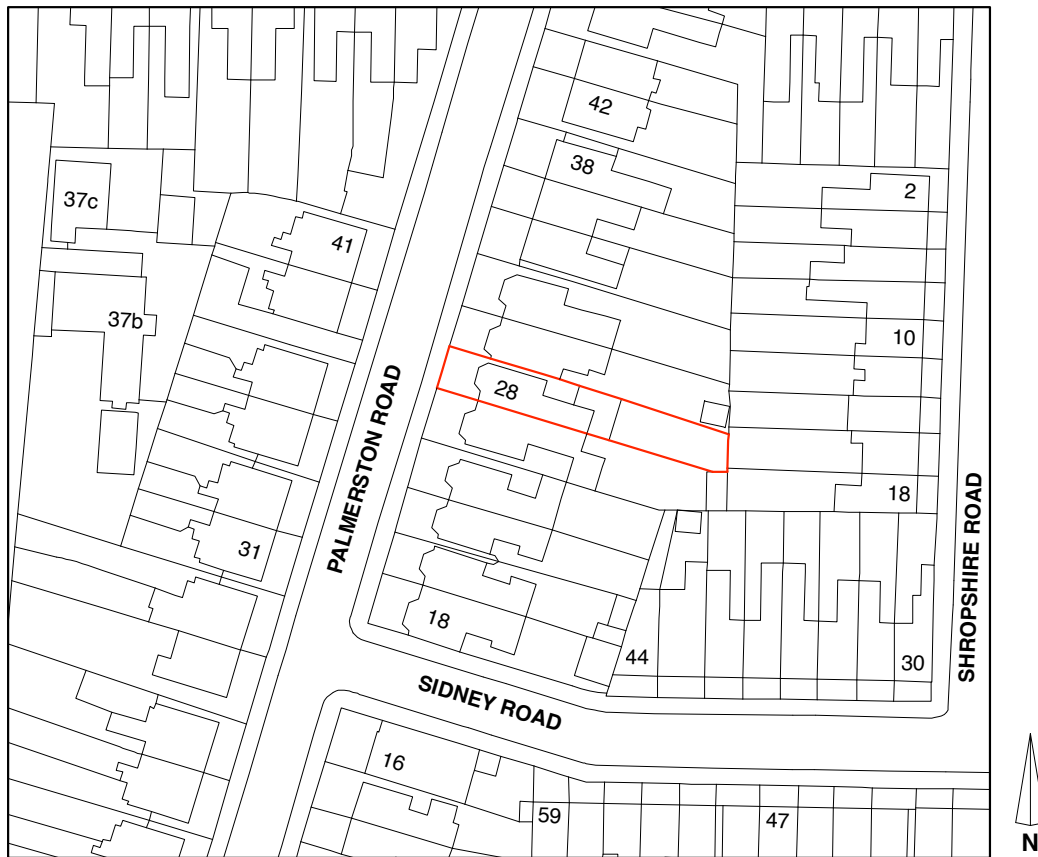


Front view from Palmerston Road

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Existing Site Plan

Building's Description & Location

28 Palmerston Road is a semi-detached house that has been previously sub divided into four self-contained flats as per planning ref. HGY/2007/0332. The property is located within the Bowes Park Conservation Area, designated in 1994 and there is no area appraisal currently available for the conservation area. The property is of red brick to the front with a red brick front bay window. The rear has a traditional closet wing extension and is of Yellow London Stock bricks and benefits from a ground floor extension. The roof is pitched with grey slate tiles.

Design Proposal

The proposal is for a loft extension to create a one-bedroom self-contained flat with a new staircase from the first floor requiring minor layout alterations to the entrance area of Flat D. **High quality sound insulation will be installed the new floor/ceiling to minimise sound transfer between flats, as is required by Building Regulations.** The proposed rear dormer will mainly span across the width of the property and continue the closet wing extension. The dormer over the closet wing will be set back to match existing dormers on the street. This type of dormer arrangement can be seen on other properties on Palmerston Road. The dormers will be clad in grey slate tiles to match the existing roof and have a flat grey coloured polymeric membrane roof. New windows will be white double-glazed upvc framed. A New flat glass rooflight is proposed with a smoke vent over the new staircase and two new conservation rooflights are proposed to the front roof slope. The façade pitched roof to be removed and replaced with new rafters & slate tiles to match existing. The ridge tiles to match existing. A new window is proposed in the existing side loft opening in the loft.



Aerial View of 34's & 38's dormers

The proposed dormer is now smaller from the existing examples set on the street (34 & 38). This is due to the dormer walls being set back from the side and rear elevations. The existing examples on the street do not show these setbacks have been built in line with the walls below. As seen in the above aerial view the larger built dormers do not cast a shadow onto their neighbouring properties.

Existing Flats Areas

Flat A is approximately 35.5 square metres.
 Flat B is approximately 30.5 square metres.
 Flat C is approximately 21 square metres.
 Flat D is approximately 43 square metres.

Proposed Flat Areas

Flat D to be approximately 41 square metres (reduced from approximately 43 square metres).
 Flat D still meets the London Plan policy for a 1 bedroom 1 person flat as per Policy 3.5 Quality and design of housing developments, table 3.3
 Flat E to be a one-bedroom, one person unit and approximately 37 square metres.

Transportation

The site is within a PTAL 4 rating and is within walking distance of Bowes Park National Rail and Bounds Green Underground train stations. The site is also within walking distance of the A105 (High Road leading towards Green Lanes) which is served by the 121, 141, 232, 329, 629 and N29 bus services. The proposal allows for a bicycle enclosure for the new residential unit on the driveway.

Proposed Materials

1. Yellow London Stock bricks to match existing.
2. White upvc double-glazed windows.
3. Grey polymeric roof membrane to flat roof.
4. Black uPVC gutters and rainwater pipes.
5. Grey slate roof tiles to match existing.
6. Black aluminium framed double-glazed rooflights.

Sustainability

1. Yellow London Stock bricks can be reclaimed.
2. Black uPVC gutters and pipes to be obtained from eco-friendly and sustainable source.
3. Glazing upvc can be recycled.
4. Double glazing with low 'E' glass for an energy efficient window system.
5. The installation of high specification insulation and the use of low energy light fittings where possible, will also assist with the energy efficiency of the proposal.
6. Aluminium frames can be recycled.

Planning History

1. Ref. HGY/2009/0155 for 28 Palmerston Road - Approved - Dated 17.03.2009.
Erection of ground floor rear extension.
2. Ref. HGY/2007/0332 for 28 Palmerston Road - Approved - Dated 03.04.2007.
Use of property as 4 x self-contained flats.
3. Ref. HGY/1995/1156 for 28 Palmerston Road - Approved - Dated 12.12.1995.
Formation of crossover to a classified road.

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