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23-003B Greville Lodge Design and Access Statement

(*Planning Statement not required)

In relation to works at Greville Lodge, London, N6 5DP

for

Greville Lodge Freehold Limited



1.0 INTRODUCTION

This design and access statement has been produced by Northwood Carter Ltd. on behalf of Greville Lodge Freehold Limited.

The purpose of this document is to provide information on the proposed works and the impact of these on the building in context to the surrounding area.

Greville Lodge is a purpose-built block of 12 flats. The estate is situated to the north of Avenue Road which extends approximately east to west. The block is set back from the road with a driveway to the west leading towards garages at the rear.



South Elevation (Front) Facing onto Avenue Road

2.0 BACKGROUND INFORMATION

2.1 General description

Greville lodge was built circa late 1960s and is of typical construction for its age. It has brick faced cavity walls with weatherboarding spandrel panels beneath some of the windows which are a mixture of plastic and timber. The block has a flat roof with felt coverings overlayed on asphalt and various other materials used for repairs to the waterproofing. The flat roof has failed and there has been a history of water ingress into the flats and areas beneath the roof. There are overhanging perimeter eaves detail with a plastic fascia board and soffit.

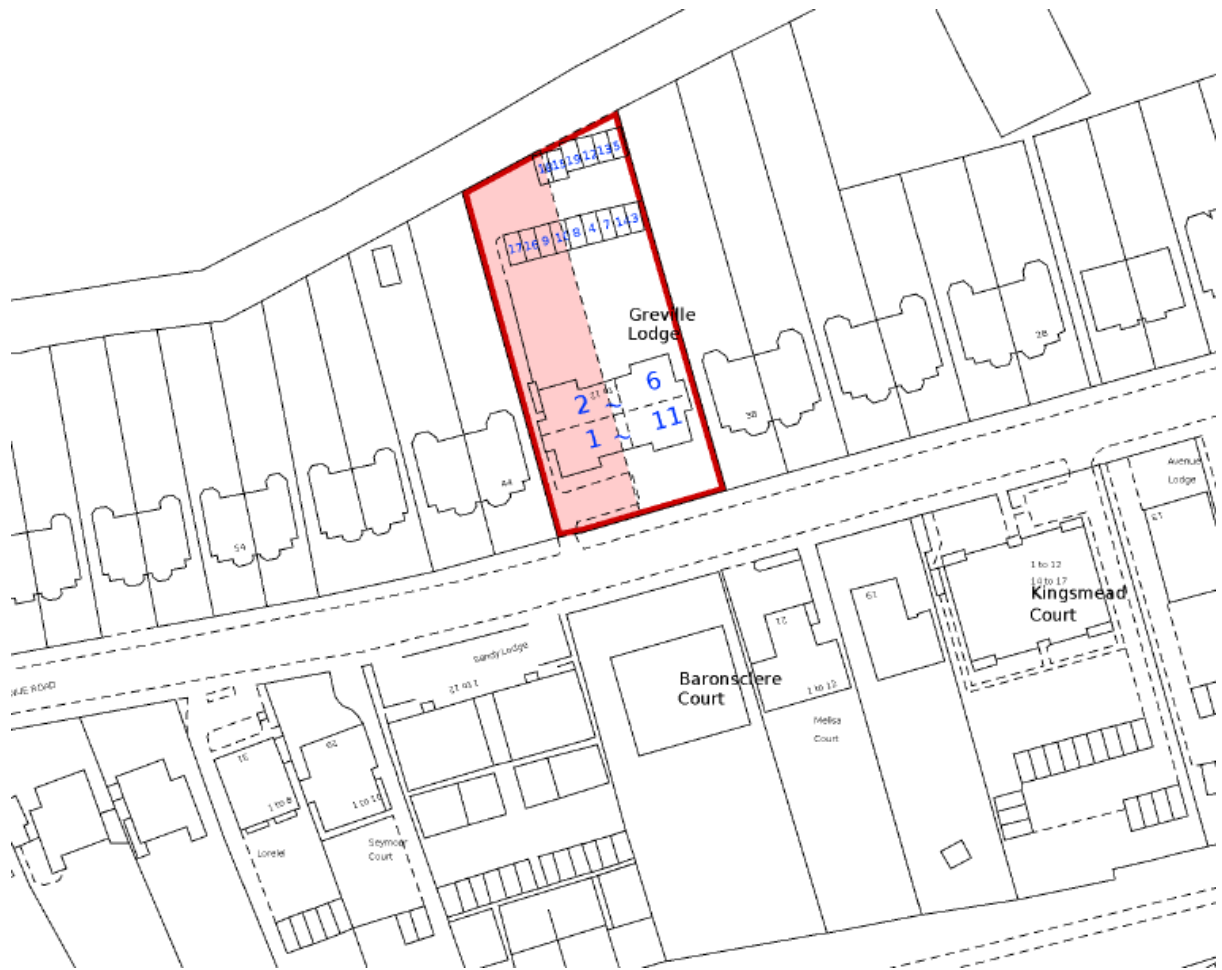
There are two redundant water tank housings atop the roof together with 4 flue stacks either side of the tanks and 1 no. timber framed roof hatch.

2.2 Ownership details

The freehold interest of the site is owned by Greville Lodge Freehold Limited.

2.3 Location

The site is situated in the London borough of Haringey, with residential properties to the east and west. To the North (rear of the property) of the estate is St Aloysius College. The site in total including access road, grassed areas and garages is approximately 1,814sqm.



Greville Lodge Location Plan (MX415987)- The Freehold land shown edge with red on the plan of the above Title filed at the Registry and being Greville Lodge, London, and Garages.

3.0 PROPOSALS

3.1 Roofing Works Generally

The existing roof coverings comprising of felt and asphalt, will be removed and replaced with insulation and a new high performance felt. The proposed build-up (Internal to external) includes:-

- Existing timber substrate
- Nailed layer
- Vapour barrier
- Insulation- Tapered
- Under layer
- Capping sheet

The overall visible roof height (top of perimeter kerbs) will be raised by approximately 205mm to accommodate the new thermal insulation in line with the requirements of the Building Regulations and British Standard BS 6229: 2018. The existing fascia and soffit boards will be replaced in RAL 7016. Anthracite Grey.

The existing small diameter outlet positions will be roofed over and a new drip edge detail formed to the rear with a short length of new guttering to take the rainwater and dispose of in the existing downpipe position where the downpipes will be renewed in new aluminium powder coated downpipes in RAL 7016 Anthracite Grey. These provide increased capacity for rainwater drainage from the main roof.

The existing timber framed roof hatch will be renewed in a new thermally broken access hatch in RAL 7016 Anthracite Grey.

3.2 Water tanks & Stacks

The water tank housings, tanks and existing stacks themselves will be disposed off and the proposed roofing system will be carried over. The services are redundant.

3.3 Plastic and Timber weather boards (front elevation)

The existing timber weatherboarding below the windows is currently brown and does not match the existing colours. The proposals are to change the colour of the boards to match the front porch and to improve the overall harmony of the aesthetics to the front of the property. This will also match the existing lettering of the block.

4.0 DESIGN IMPACT

4.1 Visual impact

The visual impact of the proposed works will be minimal with an increase to the perimeter kerbs of approx. 205mm to allow for the thermal insulation to be installed. The new thermally broken access hatch will mostly be concealed and will project approx. 120mm above the kerb height.

The proposed works will remove the two bulky water tank housings and flue stacks which currently project above the roof and will overall reduce the scale and mass of the building at roof level.

The change of colour to the weatherboard below the windows will create continuity in the block's colours and tidy the general appearance of the block when viewed from Avenue Road.

The new gutters and downpipes to the rear together with the fascia and soffit boards will all be finished in RAL 7016 Anthracite Grey which will ensure continuity across these elements.

4.2 Scale and Massing

The scale and massing will be altered minimally, with the roofs being thermally insulated and raised to comply with the current Building Regulations and the perimeter concrete kerbing raised to provide upstands. The tanks and stacks will be removed and reduce the mass where the block will have less of a visible impact from the ground level.

The new drip edge and guttering to the rear will not be visible from the front elevation and will utilise the existing position of the downpipes and will have minimal impact the overall scale and massing.

4.3 Refuse

The proposed works will not alter existing refuse arrangements.

4.4 Landscaping

The works are remote from the existing trees or hedges which will not be affected.

4.5 Outdoor Amenity Space

The proposals will have no effect on the curtilage of the property or the access roads and garages to Greville Lodge.

4.6 Heritage Assets

The alterations have been designed and are done in a way to reduce the visual impact from elevations whilst solving existing water ingress issues to the flats beneath the main roof.

5.0 ACCESS

5.1 Access generally

The entrance to the site is via avenue road which runs from east to west to the south of the site. The entrance to the block remains unchanged.

There is existing access to the roof via the common parts stairwell. The frequency of access to the roof will reduce following the removal of the water tanks and the stacks which require regular maintenance.

The roof access hatch will be lockable with a permit to access system proposed. Where required for infrequent access, mobile roof anchor systems will be used.

5.2 Means of Escape

The proposals do not alter the means of escape.

5.3 Parking

The proposals do not alter the parking provisions.

6.0 CONCLUSION

The proposed works are required to repair and maintain the fabric of the building and to prevent further water ingress and damage to the flats and fabric below. The proposals will have a minimal visual impact whilst improving the thermal performance of the building with the installation of thermal insulation on the roof area. The design and materials proposed aims to improve drainage and reduce ongoing maintenance cycles.

All measures have been taken when designing the proposals subject of this application to ensure that the building is upgraded closer to current standards and regulations whilst trying to minimise any visual aesthetic impacts.