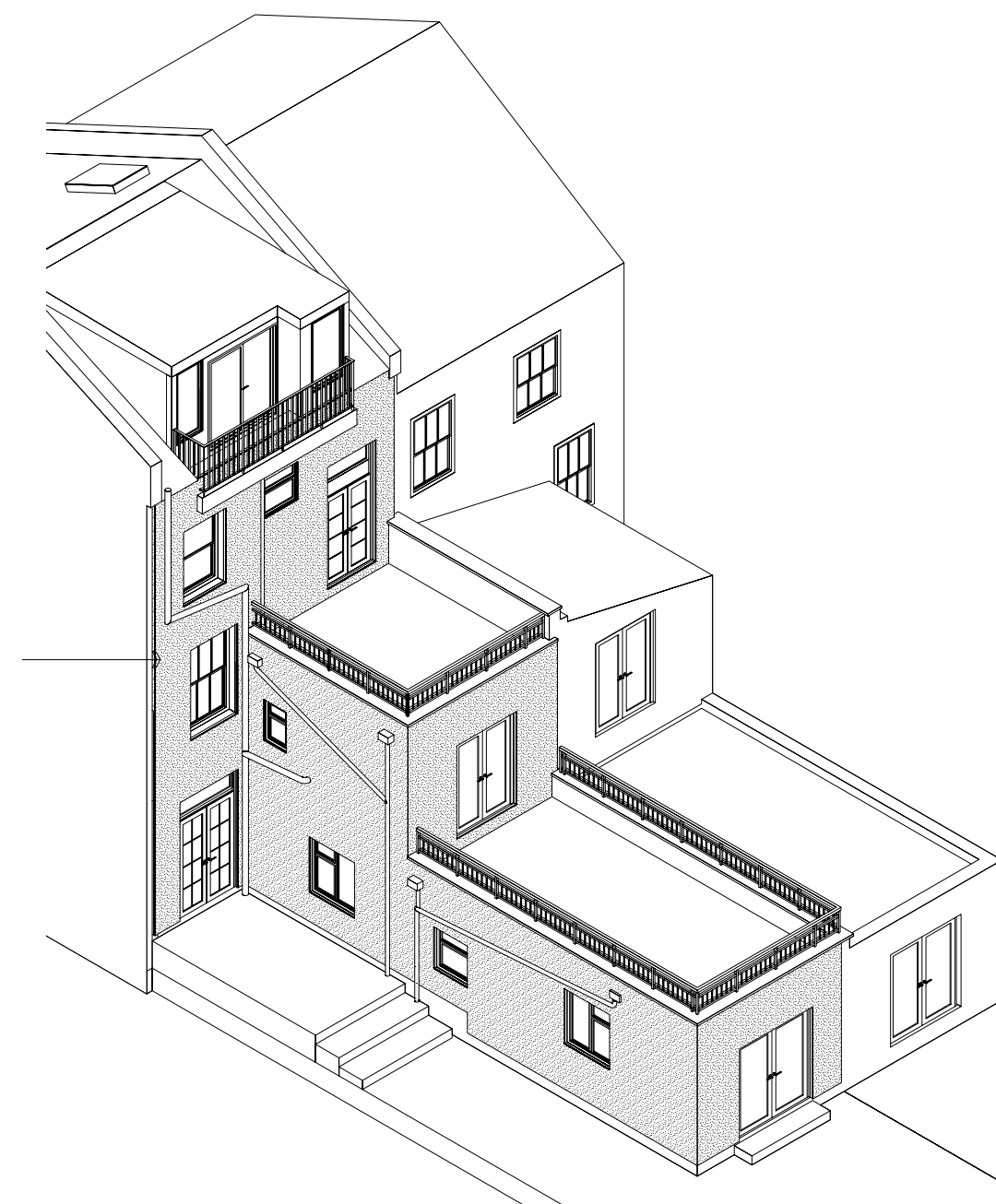


NKA



Design Statement - Planning

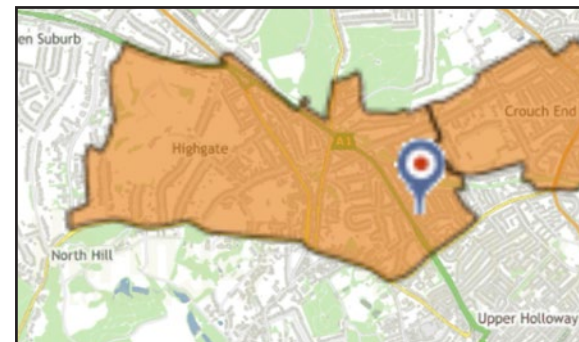
46 Langdon Park Road, London, N6 5QC

Prepared by Nicholas Kirk Architects
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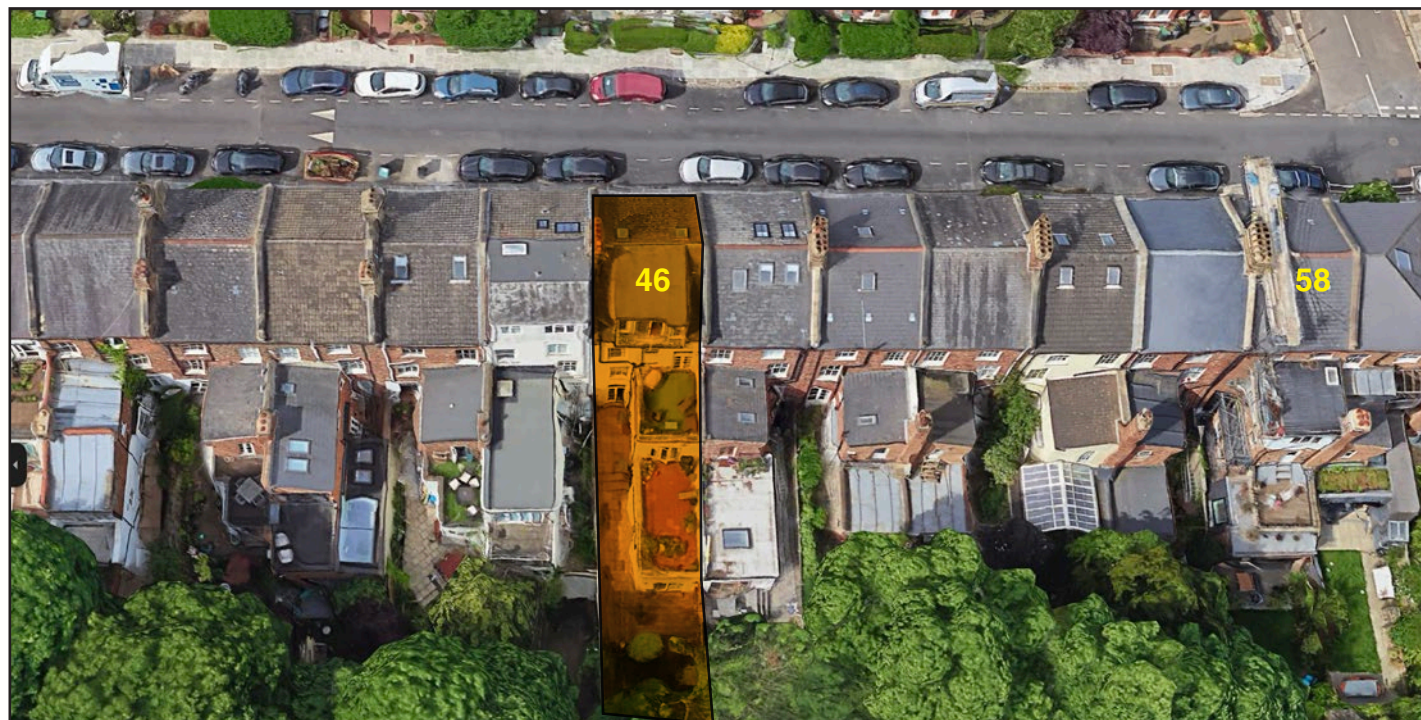
Aug 2024



Site Location Plan



Conservation Area Map



Aerial photograph the rear

This report has been prepared to support a planning application for external alterations at the rear of 46 Langdon Park Road. The main alteration is for the application of external wall insulation and silicone render to the rear elevation and outrigger. There are no alterations proposed to the front of the dwelling.

The proposed alterations have been started, though the work is currently paused until the planning application has been determined.

Existing

46 Langdon Park Road occupies the upper levels of a converted terrace period property. Flats A & B are located on the ground and first floor split over the first, second floor and roof level.

Flat A has access to a private garden at ground level. Flat B benefits from a roof terrace over the rear of Flat A and Flat C has access to a roof terrace over Flat B.

The conversion of the original dwelling was carried out almost 40 years ago under planning permission ref OLD/1986/0743. Since then there have been a large number of other extensions, alterations and additions to other properties in the area. The housing mix is varied, with no predominant style of building.

Langdon Park Road is located in the Highgate Conservation Area.

There is some significant damage to the internal spaces with leaks, mould and moisture ingress caused by defective works previously undertaken at the property. Some of the existing render has blown which has contributed to the issues. One of the residents is expecting a baby in October and remedial work is urgently required to rectify these problems.

The proposal

The proposal is to remove the existing sand and cement render from the rear walls and apply external wall insulation with a white pigmented silicone render finish. The rendered finishes will terminate at the Party Wall line as

Other alterations at the rear include replacement of the existing guttering and upgrades to the existing coping stones around over the parapets of the rear roofs.

Design issues

The proposed alterations have been conceived to rectify the current defects, improve the thermal performance of the dwelling and standard of accommodation in each flat.

The design will improve the overall appearance of the property.

Character and appearance

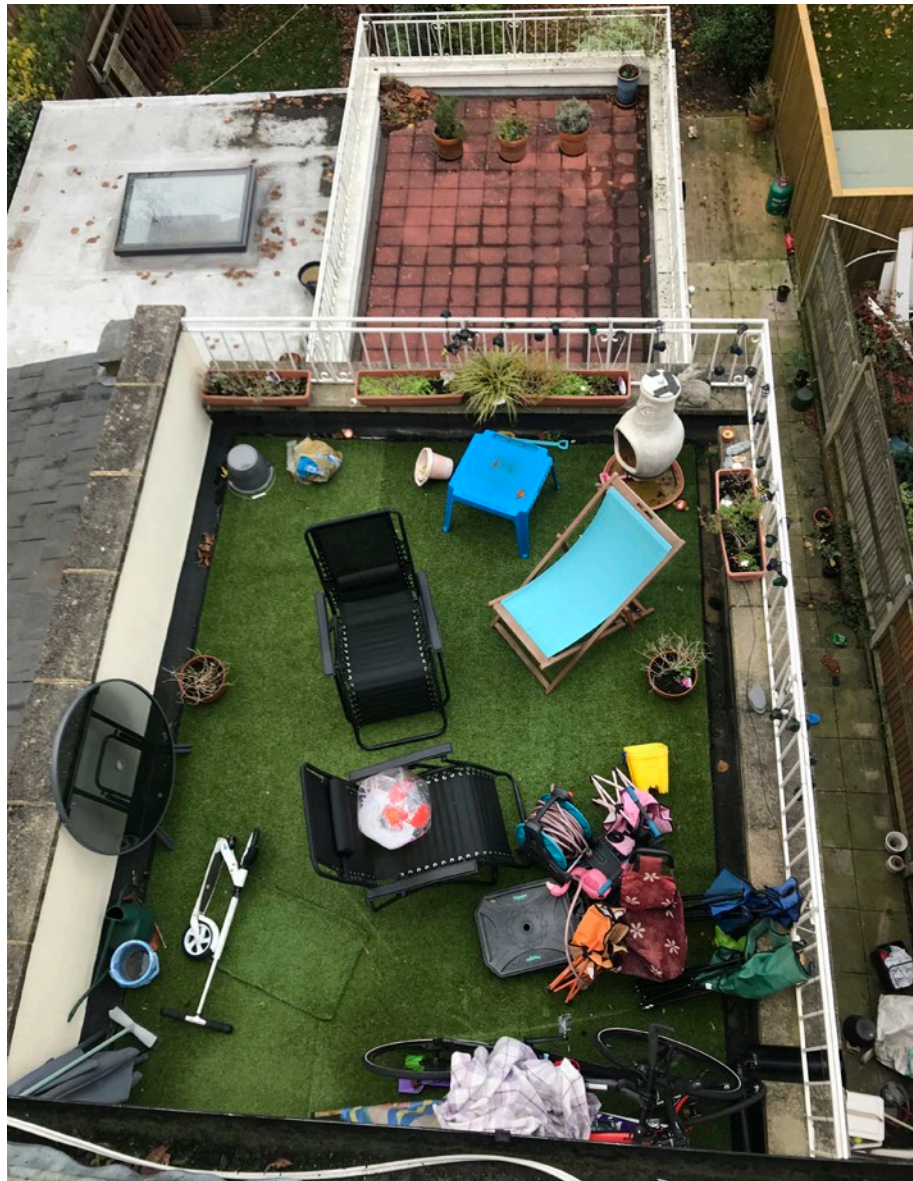
The proposed alterations do not have any adverse effect on the character and appearance of the wider area and with no impact on the architectural character, size and scale of the surrounding buildings. In designing the detail, careful consideration will be made to the form, proportions and application of materials to ensure a high quality and sympathetic design.

Impact on the street scene

The proposed alterations will have no impact on the general street scene and will complement the architectural character of the area.

Neighbouring Amenity

The proposal has no impact to the residential amenity of the surrounding properties.



View from dormer at Flat C to roof terraces below



View from terrace at Flat B to rear elevation



View from terrace at Flat C to rear elevation



View to rear elevation from side alley at Flat A



View to hopper serving serving surface water drainage from Flat C terrace



View to outrigger elevation from side alley at Flat A



View to outrigger elevation from side alley at Flat A



View to rear elevation of extension at rear of Flat A

Photos of Internal Damage



Damage to ceilings below roof terraces



Damages to walls as a result of the existing defects

46 Langdon Park Road, London, N6 5QG

Planning Design Report

Nicholas Kirk Architects - Aug 2024



PROPOSAL

46 Langdon Park Road is made up of three flats (Flat A which occupies the ground floor; Flat B which occupies the first floor; and Flat C which occupies the first, second and third floor). The works all relate to the rear of 46 Langdon Park Road. Specifically, they comprise the following:

- 1. Preparation**
Removal of existing white render (sand and cement) which has blown and is causing water ingress, damp, mould and damage to the internal walls.
- 2. External Wall Insulation**
Jablite External Wall Insulation is specified to the external rear elevations. The insulation is 50mm thick to provide a U Value of 0.43W/sqmK which will greatly improve the thermal properties for each flat. It will also provide a robust substrate for the new rendered finishes.
- The thickness of insulation has been selected to minimise the extent of remedial work required to the external envelope and avoid material alterations to the appearance of the dwelling. If the insulation were any thicker then substantial works would be necessary to relocate the drainage and repositioning of the soil pipe along with adjustments to the coping stones on the terraces.
- 3. Rendered Finishes**
White silicone K-Rend has been specified for the external finish. This will provide a breathable, robust and maintenance free finish. It will greatly improve the visual appearance of the existing property.
- 4. Replacement of existing guttering**
New rainwater goods are proposed to replace the existing which will improve the visual appearance.

PROPOSED WALL INSULATION - 50MM THICKNESS



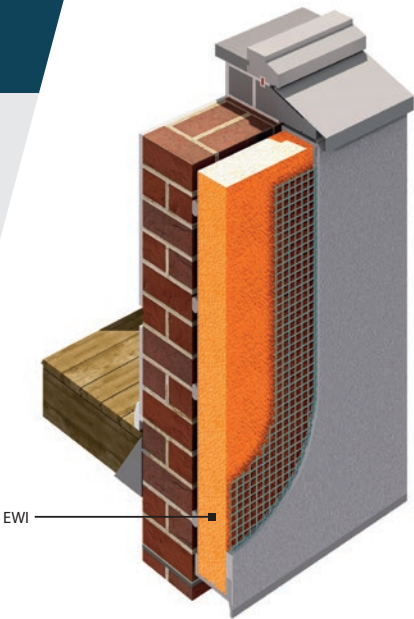
Technical Data Sheet
EXTERNAL WALL INSULATION

JABLITE EXTERNAL WALL
INSULATION (EWI)

Jablite EWI is manufactured from expanded polystyrene (EPS) and can be bonded and/or mechanically fixed to an external wall.

It can be used in conjunction with a variety of render and cladding systems including timber or plastic weatherboarding, tile hanging and reinforced-render systems.

- Key Benefits**
- Available in a range of Lambda values
 - 100% recyclable
 - Off-cut collection
 - Achieves an A+ rating in the BRE Green Guide to Specification
 - Lightweight and easy to handle
 - Flood proof and durable
 - Can be cut to fit with a sharp knife
 - Helps to achieve a high quality rendered surface
 - Insulates for the lifetime of the building
 - Reaction to Fire Class E



EWI Properties:

Dimensions:
Standard size: 1200mm x 600mm
Standard thickness: From 20mm – 200mm

Type:
Jablite EWI is supplied as EPS 70E and EPS HP+70 E (grey) as defined in BS EN 13163. All our EWI contain a flame retardant additive to achieve Reaction to Fire Class E.

Jablite EWI for use with a rendered finish should be "aged" material.

Easy to install

Jablite EWI is manufactured from expanded polystyrene (EPS) which is lightweight and easy to handle. It is easily installed and there is generally no need for specialised trades or equipment, therefore disruption to the building occupants is minimal.

Environment

EPS has been awarded an A+ rating by the BRE's Green Guide to specification.

Permanent

Jablite EWI is rot-proof and durable and will remain effective for the life of the building; recommended fixing methods will retain the boards permanently in position. It also has the added advantage of being flood-proof.

Fire

Any necessary fire performance should be provided by the facing material and the system design.

Water vapour transmission

Jablite EWI offers significant resistance to the passage of water vapour, but should not be regarded as a vapour-control layer. Condensation calculations covering typical environmental conditions show that the dew point of an external-wall insulation system will occur on the external face of the insulation. This is the ideal situation.



Technical Data Sheet
EXTERNAL WALL INSULATION

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Thermal Resistance (R-Values)

Board Thickness	EPS 70E white (thermal conductivity of 0.038 W/mK)	EPS HP 70E grey (thermal conductivity of 0.032 W/mK)	EPS HP +70E grey (thermal conductivity of 0.030 W/mK)
40mm	1.05m ² K/W	1.25m ² K/W	1.30m ² K/W
50mm	1.30m ² K/W	1.55m ² K/W	1.65m ² K/W
60mm	1.55m ² K/W	1.85m ² K/W	2.00m ² K/W
75mm	1.95m ² K/W	2.30m ² K/W	2.50m ² K/W
80mm	2.10m ² K/W	2.50m ² K/W	2.65m ² K/W
90mm	2.35m ² K/W	2.80m ² K/W	3.00m ² K/W
100mm	2.60m ² K/W	3.10m ² K/W	3.30m ² K/W
110mm	2.85m ² K/W	3.40m ² K/W	3.65m ² K/W
120mm	3.15m ² K/W	3.75 m ² K/W	4.00 m ² K/W
130mm	3.40m ² K/W	4.05m ² K/W	4.30m ² K/W
150mm	3.95m ² K/W	4.65m ² K/W	5.00m ² K/W

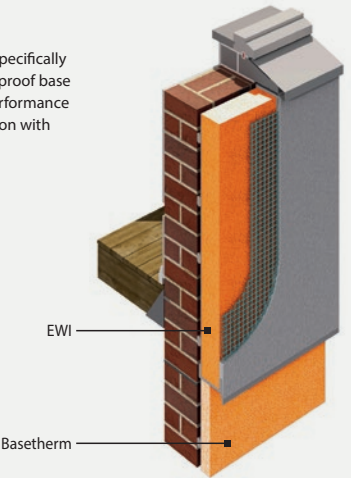
Accessory Products - Jablite Basetherm

Jablite Basetherm is a high performance insulation board that is designed specifically to insulate the plinth below the damp-proof course and provide an impact proof base board. It is made of expanded polystyrene which maintains the thermal performance of the insulation even in a damp environment and can be used in conjunction with Jablite external wall insulation.

Dimensions:
Standards size : 1200mm x 1200mm
Standard Thicknesses: 50mm or 100mm

Key properties:
200 Grade – High density EPS
Compressive strength – 200kPa
Tensile Strength – minimum 100kPa
Flatness – 3mm
Fire ResisTance – Class E

Test to prove performance:
Compressive strength at 10% deformation (kPa) BS EN 13163
Tensile Strength BS EN 1607
Fire Classification BS EN 13501-1"



Product Data Sheet

Silicone K1

Silicone K1 is a water repellent, cement based, polymer modified, self-coloured render, requiring only the addition of water and 10 minutes mixing time. If applied as per manufacturer's instructions, Silicone K1 will provide an attractive, low maintenance finish. K Rend Silicone K1 is Kitemarked and CE marked to BS EN 998-1:2010 and also ISO 9001 approved.



FOR MORE INFORMATION

Visit www.jablite.co.uk or call 0870 600 3666

OCTOBER 2022-01

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