



Design & Access and Heritage Statement

for Remodelling to
15 Broadlands Road, London, N6 4AE

Prepared by:

mcguinness architects

unit d bermondsey street london se1 3uw

Revision A September 2022

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1.0 Introduction



15 Broadlands Road

15 Broadlands Road is a detached, double-fronted property on the south side of Broadlands Road. The property is a three storey with basement detached home, consisting of solid brickwork external walls including a two storey 1990's timber extension to the rear of the property.. The house is set back from the road with car access to a front driveway. There is also a wide side driveway leading to a side extension garage, in turn leading on to a large rear garden.

A planning application was granted in May 2022 (ref: HGY/2021/0048) for the following works:

Demolition of existing rear ground and first floor timber extension and side garage, erection of new single storey side extension to ground floor, erection of part single, part two-storey rear extension, erection of rear dormer, installation of 2 side and 1 rear rooflights, replacement of entrance canopy.



Site Location

15 Broadlands Road, London N6 4AE



2.0 Outline Brief

Basement

This area currently comprises four separate rooms accessed via the hallway stairs. Three smaller rooms with a larger utility type room to the rear.

New works to include the following:

No new works to this level.

Ground Floor

This currently comprises living room and dining room to the front, entrance hall leading through to the kitchen and sitting room at the rear of the original property. The lounge is located in the ground floor of the timber extension to the rear of the kitchen.

New works to include the following:

No new works to this level.

First Floor

This currently comprises 3 double bedrooms, one with en-suite and a bathroom to the main floor level. One of the bedrooms is located within the timber extension to the rear with a small balcony. There are two additional rooms currently used as a studio and a office/study.

New works to include the following:

New window opening to East side elevation.

Second Floor

Currently four double bedrooms with a bathroom on the landing. There is also a balcony to the rear accessed from a half landing on the stair and a set of stairs from the rear bedroom.

New works to include the following:

Demolition of existing window to East side elevation.

Design

The proposed new window to East side elevation will match existing and will be obscure-glazed and non-opening below 1.7 metres from FFL.

The existing window to East side elevation will be blocked using brickwork to match existing.

Given the above,the proposed extension and alterations,as assessed above, would cause no harm to the character and appearance of the Highgate Conservation Area.

Environmental Impact

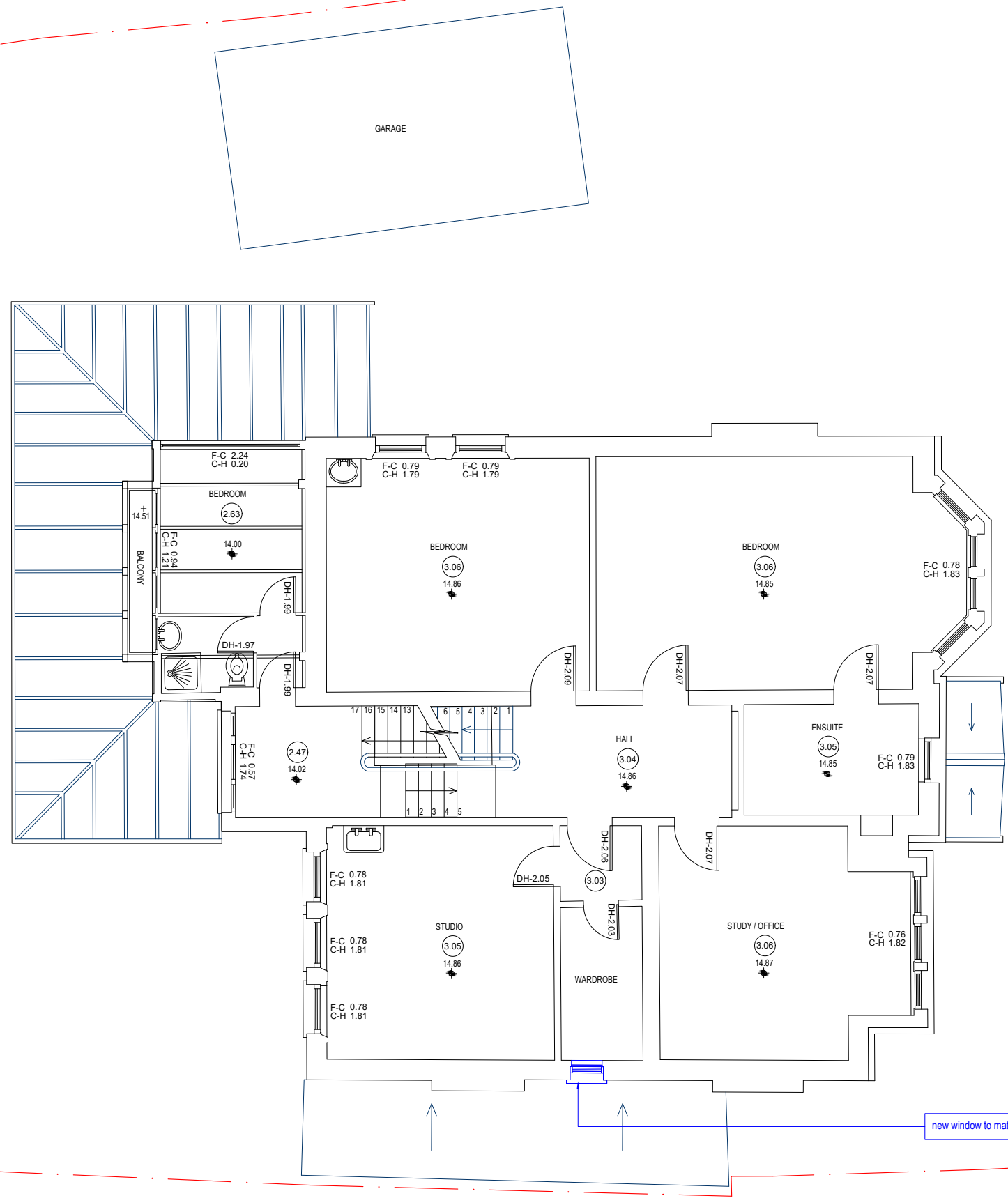
We believe the proposal, due to its scale and sitting will have no impact on the amenity of the neighbouring properties. It will be detailed to a high standard and use quality materials to create a positive contribution to its environment.

Wherever possible sustainable materials will be used. The proposal will need to pass Building Regulations Requirements for part L, conservation of fuel and power.

Policy DMS1 states that permission will be granted for developments which do not harm the amenity of occupiers/ users through unacceptable noise, vibration, traffic congestion, air pollution, overshadowing, overbearing, unsatisfactory outlook or sunlight/daylight.

The proposal is considered to be in accordance with policy DMS1

3.0 Proposed Drawings



New proposal under this application shown in blue
New demolitions under this application shown in red

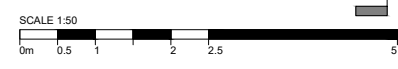
PLANNING ISSUE

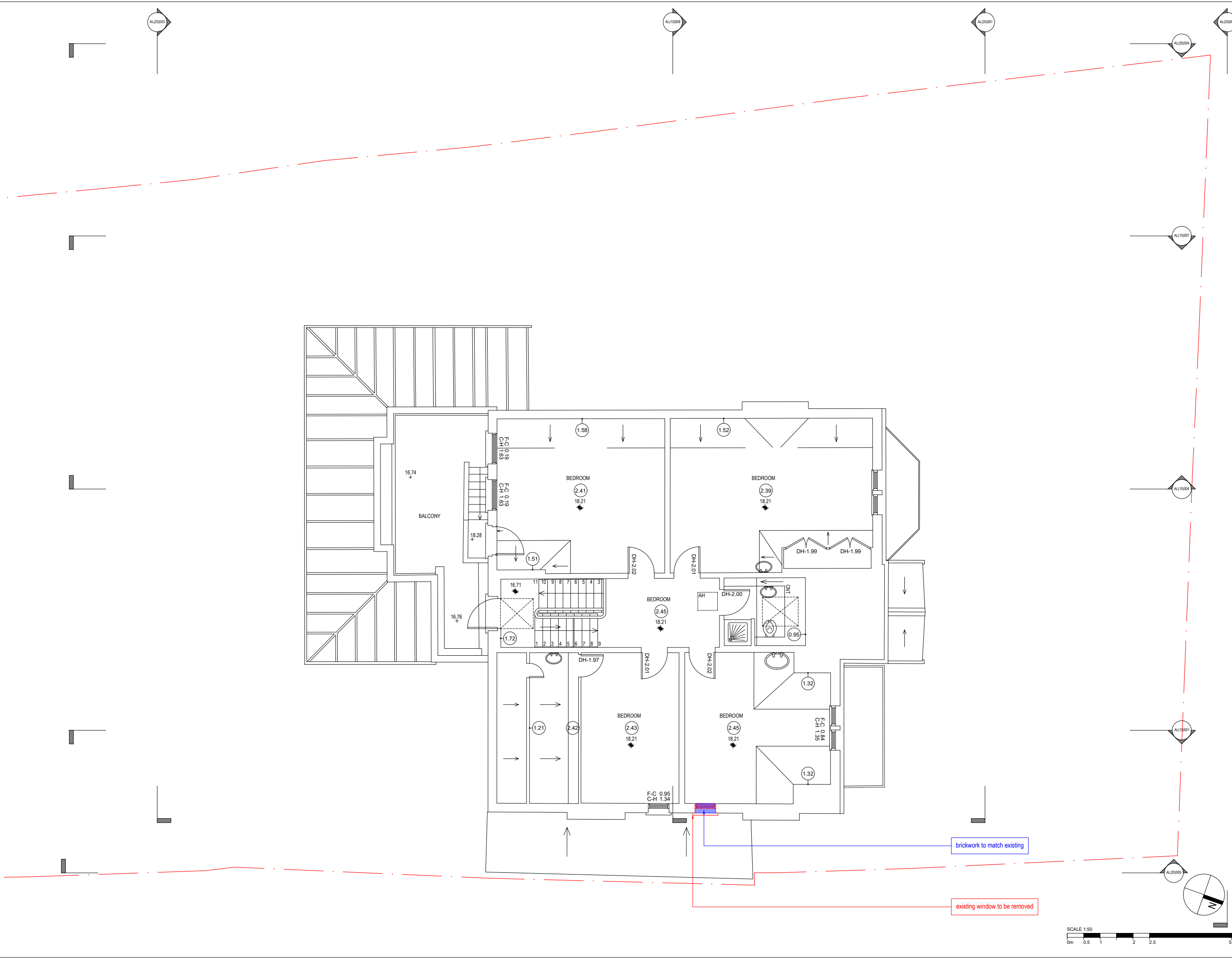
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15 Broadlands Rd, N6 4AE

TITLE: FIRST FLOOR PLAN - PROPOSED
SCALE: 1:50 @ A1
DATE: September 2022

AL(00)003





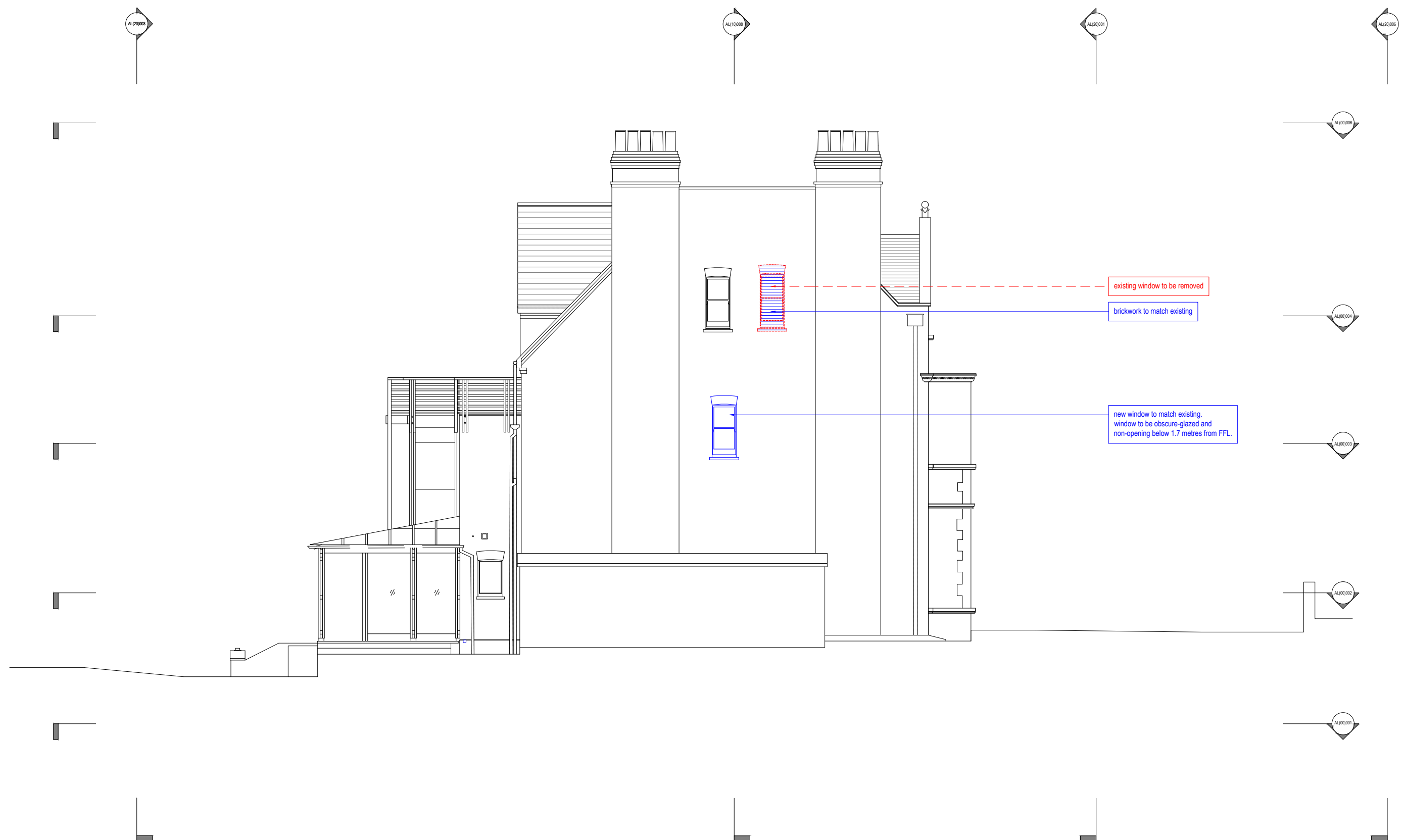
New proposal under this application shown in blue
New demolitions under this application shown in red

PLANNING ISSUE

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15 Broadlands Rd, N6 4AE
TITLE: SECOND FLOOR PLAN - PROPOSED
SCALE: 1:50 @ A2
DATE: September 2022

AL(00)004



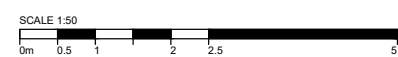
New proposal under this application shown in blue
New demolitions under this application shown in red

PLANNING ISSUE

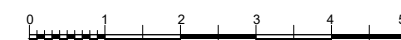
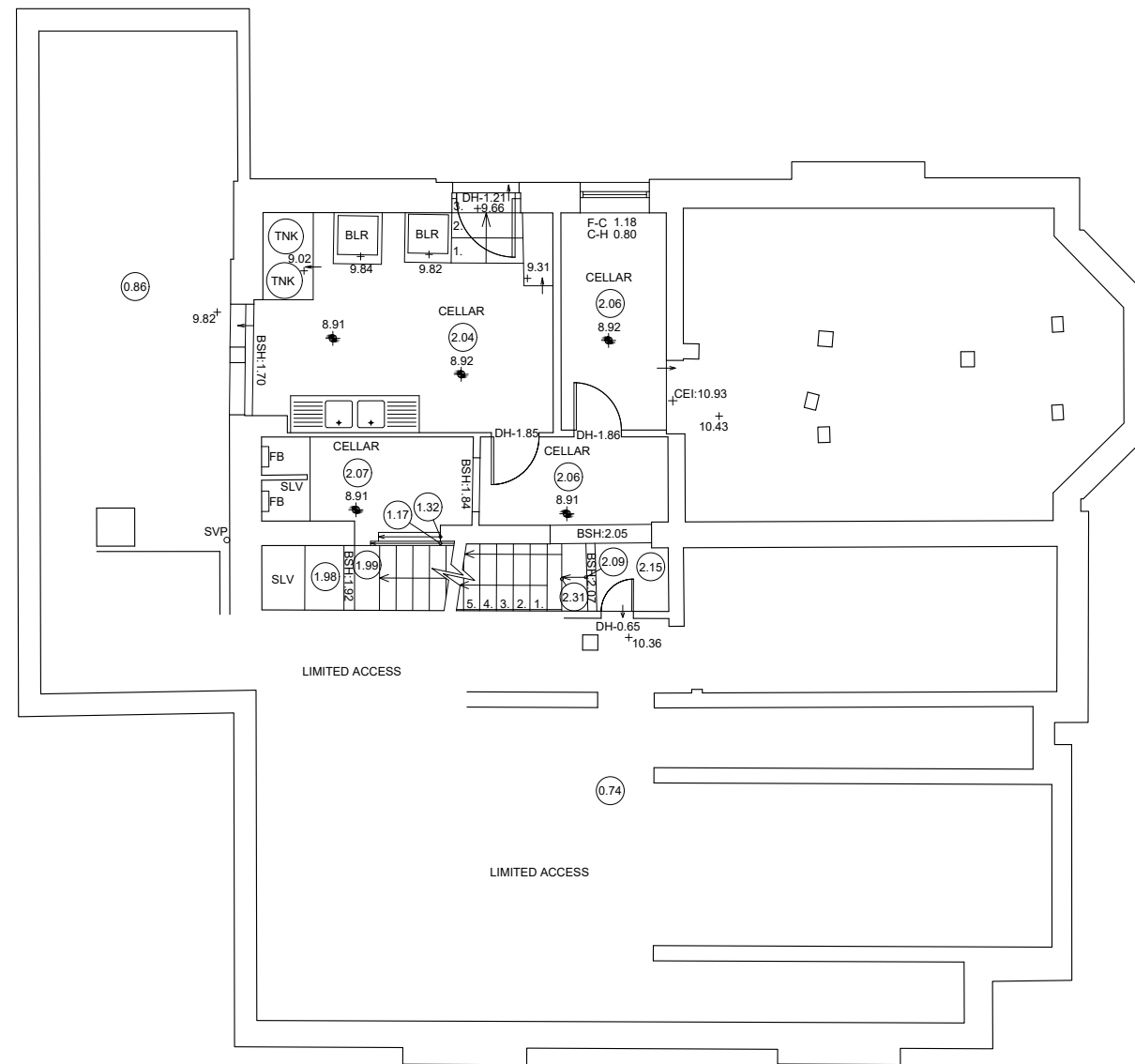


15 Broadlands Rd, N6 4AE
TITLE: SIDE ELEVATION - PROPOSED
SCALE: 1:50 @ A1
DATE: September 2022

AL(20)005



4.0 Survey Drawings



EXISTING



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15 Broadlands Rd, N6 4AE

TITLE: BASEMENT PLAN
SCALE: 1:50 @ A1, 1:100 @ A3
DATE: AUGUST 2020

EX(00)001

EXISTING

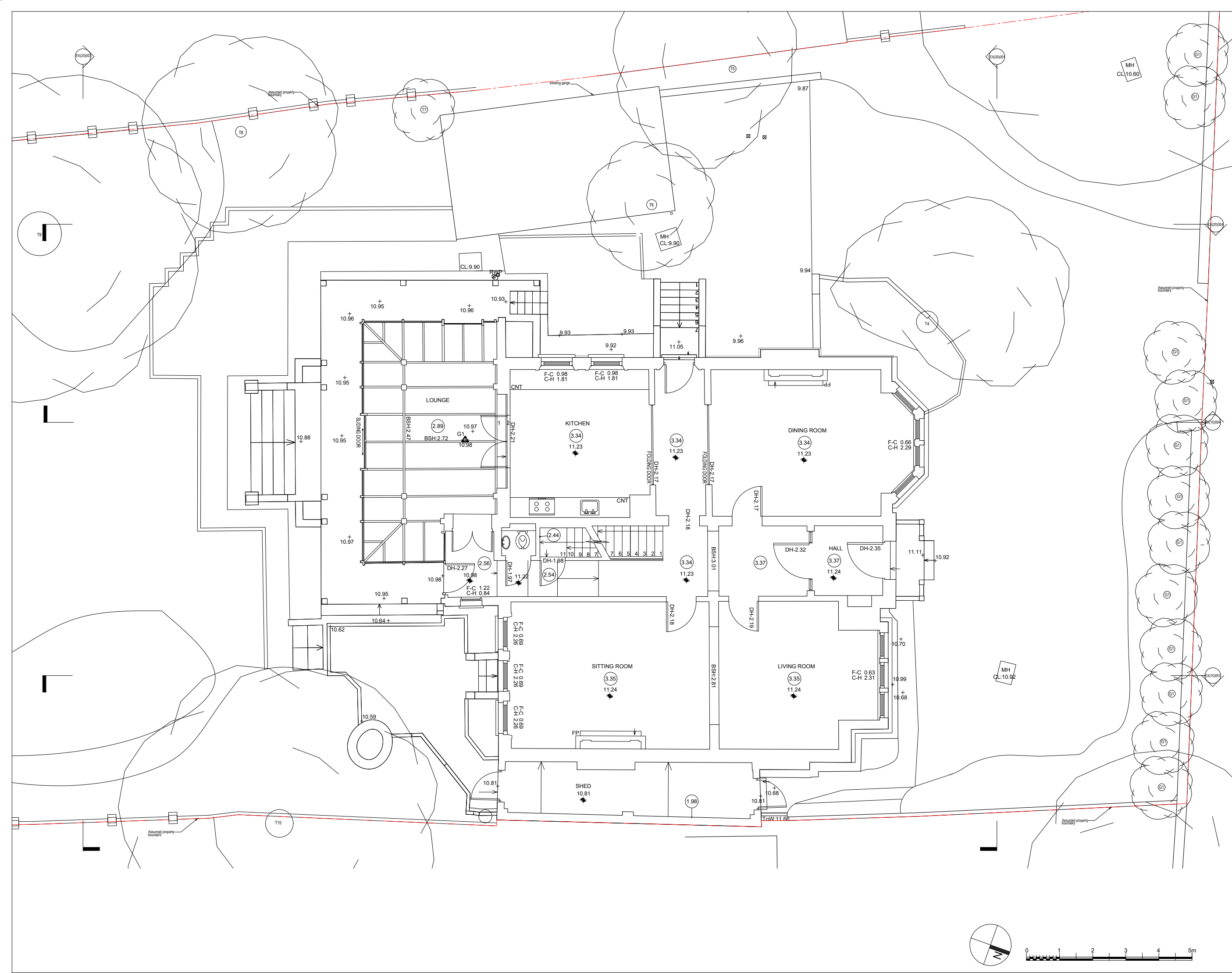


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ARCHITECTS
unit d 163-167 bermondsey st
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a: 020 7496 3387

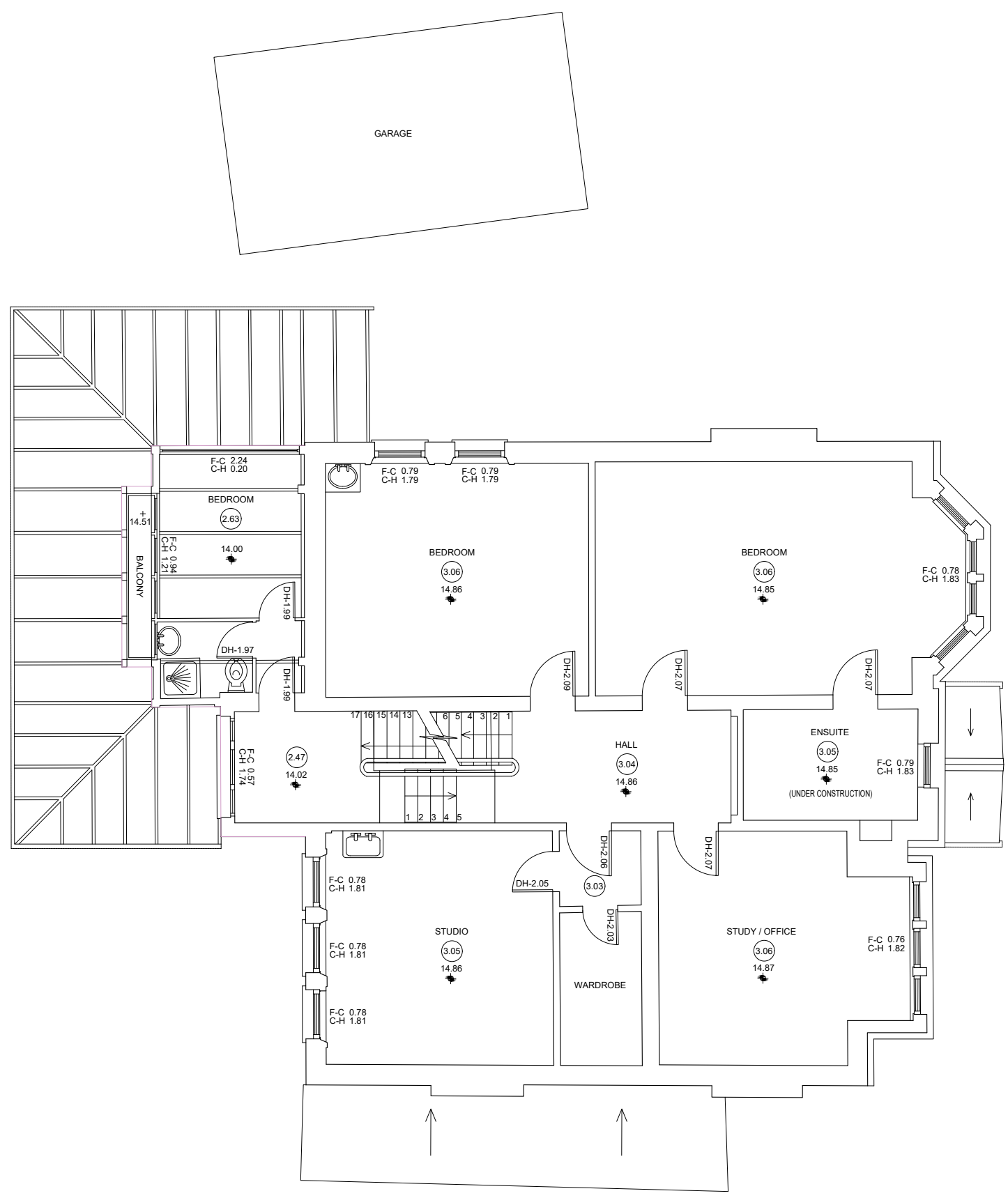
15 Broadlands Rd, N6 4AE

TITLE: GROUND FLOOR PLAN
SCALE: 1:50 @ A1, 1:100 @ A3
DATE: AUGUST 2020

EX(00)002



NOTES

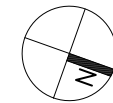
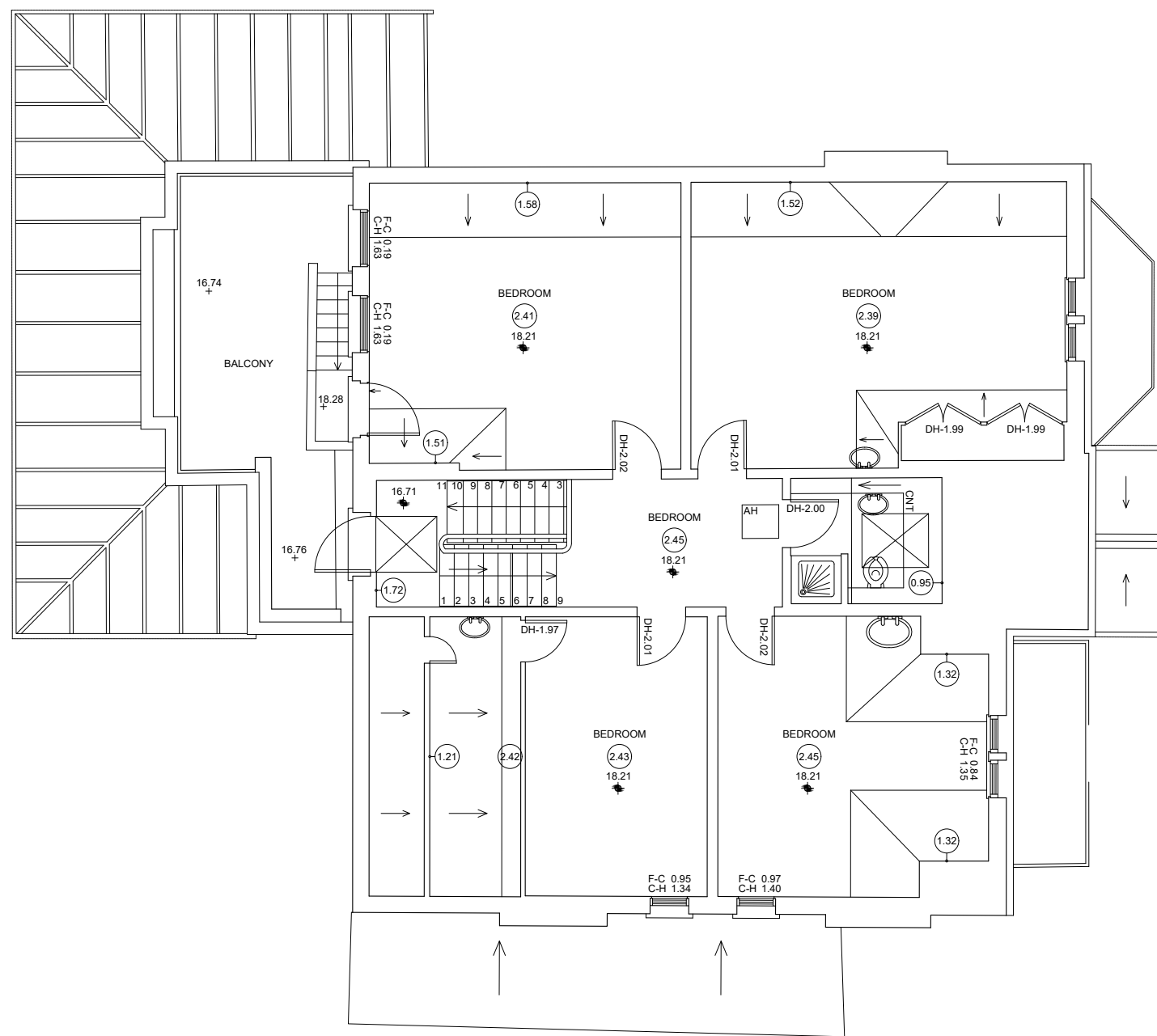


EXISTING

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15 Broadlands Rd, N6 4AE
TITLE: FIRST FLOOR PLAN
SCALE: 1:50 @ A1, 1:100 @ A3
DATE: AUGUST 2020

EX(00)003



EXISTING

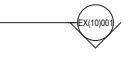
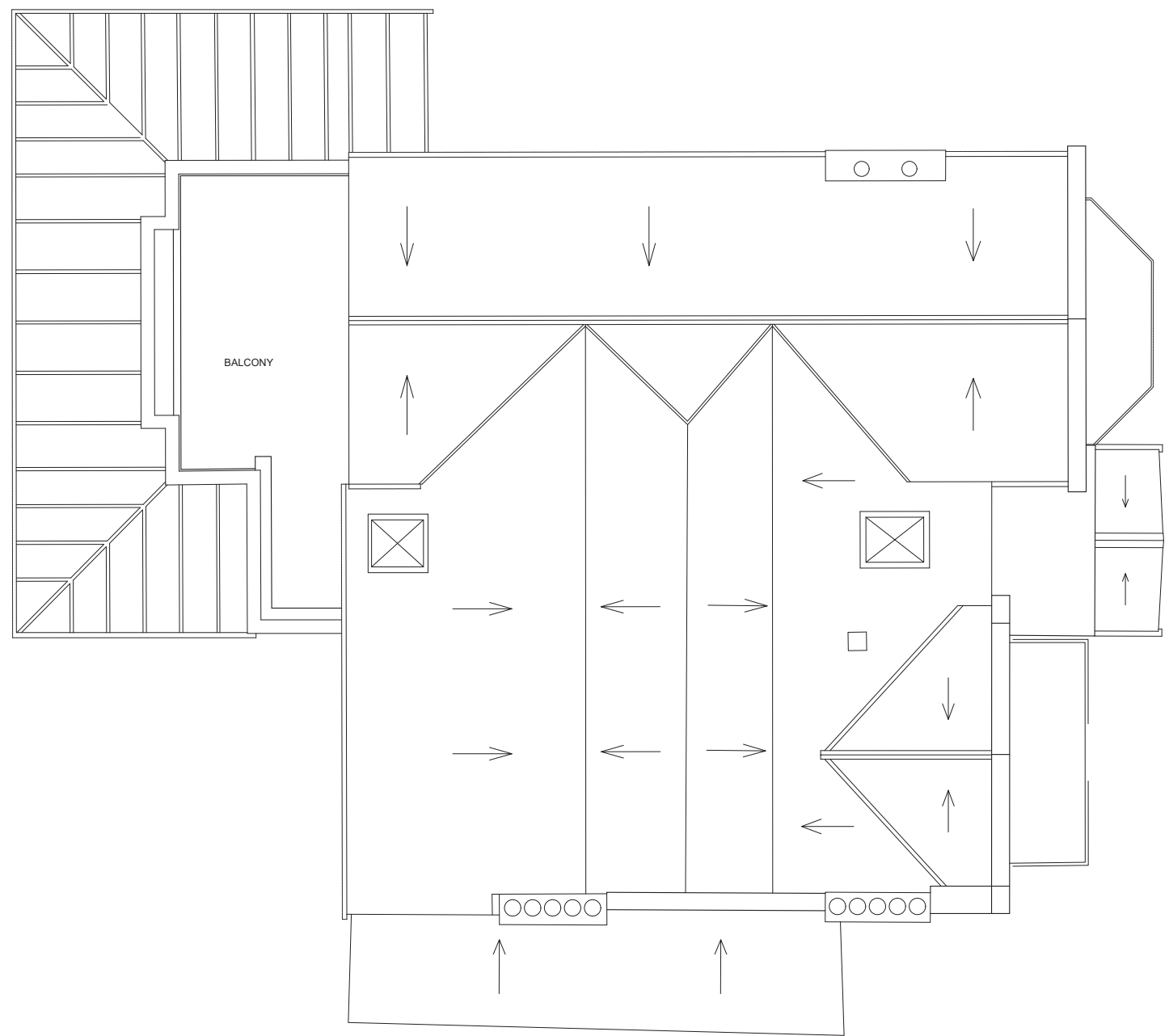


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TITLE: SECOND FLOOR PLAN
SCALE: 1:50 @ A1, 1:100 @ A3
DATE: AUGUST 2020

EX(00)004



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15 Broadlands Rd, N6 4AE

TITLE: ROOF FLOOR PLAN
SCALE: 1:50 @ A1, 1:100 @ A3
DATE: AUGUST 2020

EX(00)006

NOTES



EXISTING

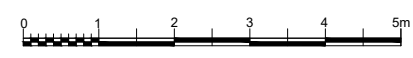
**McGUINNESS
ARCHITECTS**

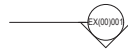
unit d 163-167 bermondsey st
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1629 7666 3367
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15 Broadlands Rd, N6 4AE

TITLE: SECTION A - A
SCALE: 1:50 @ A1, 1:100 @ A3
DATE: AUGUST 2020

EX(10)001





EXISTING



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unit d 163-167 bermondsey st
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15 Broadlands Rd, N6 4AE

TITLE: SECTION D - D
SCALE: 1:50 @ A1, 1:100 @ A3
DATE: AUGUST 2020

EX(10)004





EXISTING



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15 Broadlands Rd, N6 4AE

TITLE: FRONT ELEVATION
SCALE: 1:50 @ A1, 1:100 @ A3
DATE: AUGUST 2020

EX(20)001

NOTES



EXISTING



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15 Broadlands Rd, N6 4AE

TITLE: REAR ELEVATION
SCALE: 1:50 @ A1, 1:100 @ A3
DATE: AUGUST 2020

EX(20)003

NOTES

Do not scale off this drawing.
All dimensions to be checked on site



EXISTING



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TITLE: SIDE ELEVATION E
SCALE: 1:50 @ A1, 1:100 @ A3
DATE: AUGUST 2020

EX(20)004



NOTES

EX(20)003

EX(20)001

EX(20)002

EX(20)004

EX(20)004

EX(20)003

EX(20)003

EX(20)001



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15 Broadlands Rd, N6 4AE

TITLE: SIDE ELEVATION W
SCALE: 1:50 @ A1, 1:100 @ A3
DATE: AUGUST 2020

EX(20)005



EXISTING



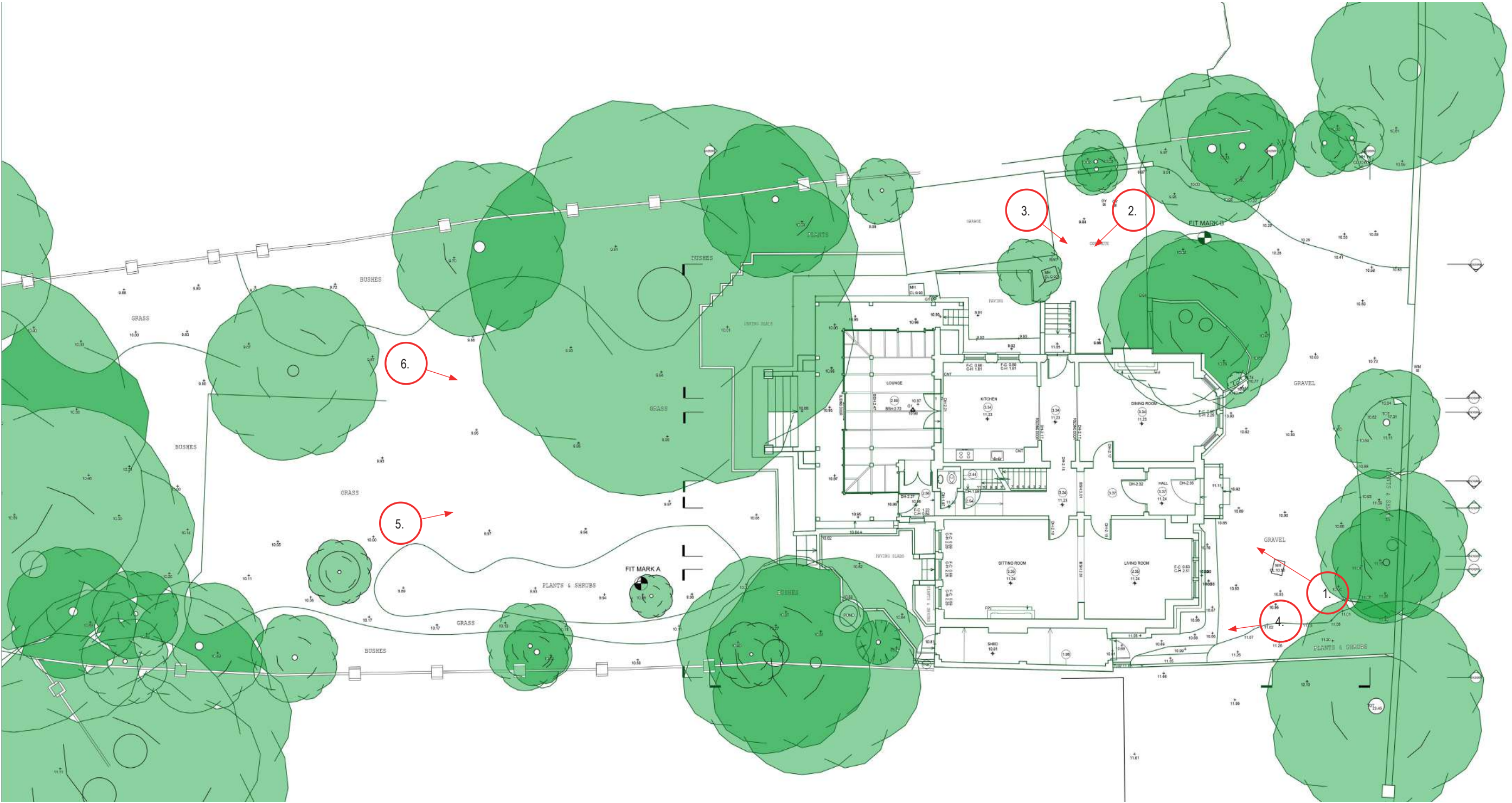
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15 Broadlands Rd, N6 4AE

TITLE: EXISTING STREET SCENE
SCALE: 1:100 @ A1, 1:200 @ A3
DATE: FEBRUARY 2021

EX(20)006

5.0 Survey Photos





1.



2.



15 Broadlands Road, London N6 4AE



3.



4.



5.



6.



15 Broadlands Road, London N6 4AE