

Introduction

1.1. Proposal

- L shape dormer loft conversion
- Altering of existing openings at ground floor
- 2x Rooflights to front slope of roof

1.2. The Existing House

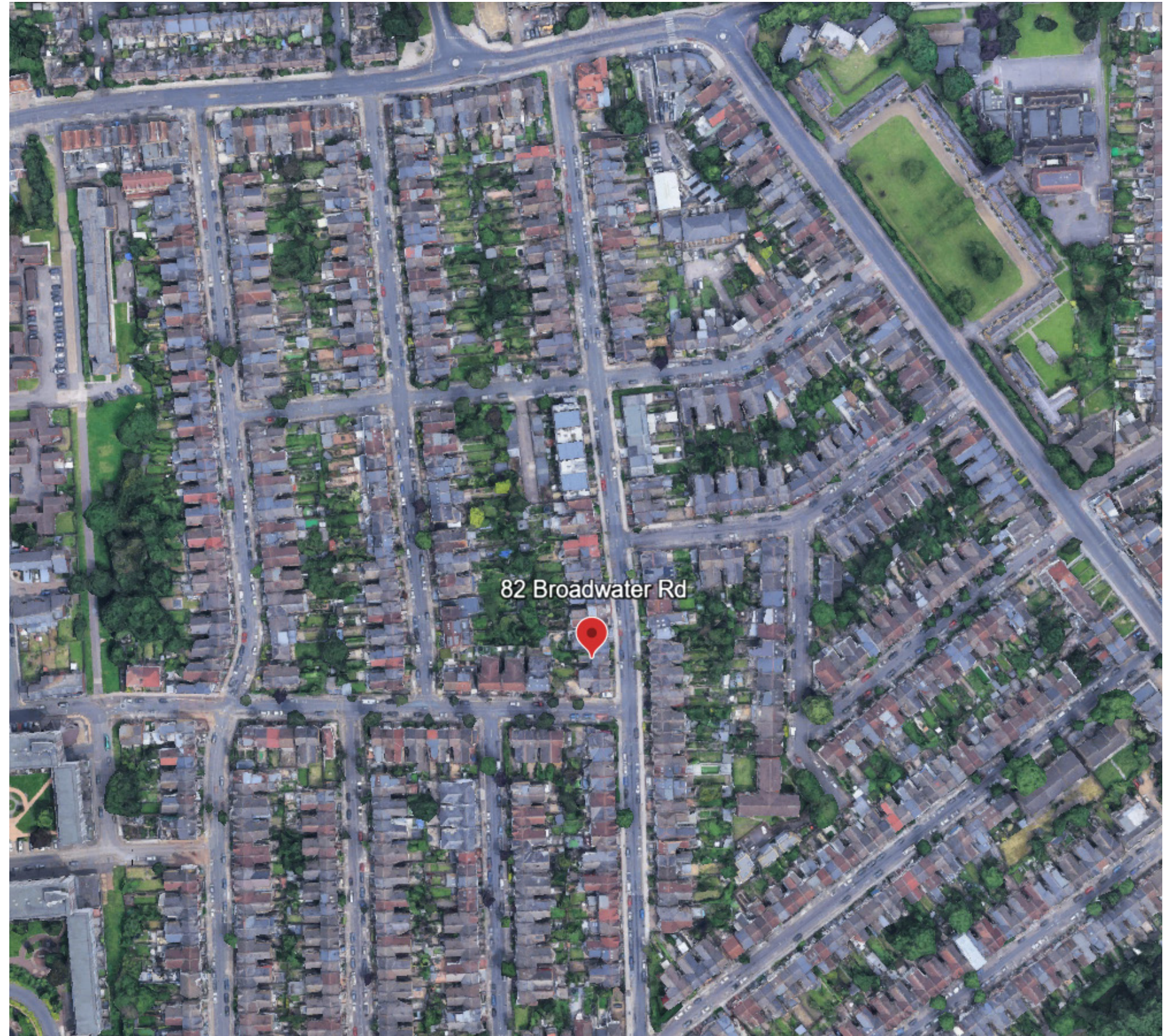
The existing house is in good condition, however the loft has reached the end of its life.

1.3. Summary Points of the Proposal

- The client is committed to delivering a home of excellent architectural quality
- The scheme comprises a design of the highest quality that draws from and responds to local distinctiveness
- The proposal does proposes further bedrooms, and an improvement to the living arrangements in the house making it suited to a modern habitation
- The form, rhythm and massing of the scheme has been designed to respond to the traditional architectural features of the surrounding townscape.
- High quality materials are proposed

Site Location

82 Broadwater Road, London N17 6EP is a residential house located in the area of the London Borough of Haringey.



Streetscape and Context

Broadwater Road is situated within the Tottenham area of the London Borough of Haringey, forming part of an established urban residential neighbourhood characterised by a varied but coherent built form. The street lies within the wider Bruce Castle / Broadwater Farm locality, an area undergoing gradual regeneration and environmental improvement, whilst retaining its strong residential identity and diverse local community.

The immediate townscape is predominantly mid-20th century residential development, comprising a mix of terraced housing, purpose-built apartment blocks and local authority housing stock, interspersed with later infill development. Building heights generally range from two to five storeys, creating a consistent urban grain with moderate density typical of this part of North London.

Broadwater Road benefits from good connectivity to the surrounding transport network, including access to Lordship Lane (A109) and links towards Tottenham Hale, Seven Sisters and Bruce Grove, providing convenient access to public transport, local services and employment centres. The area is well served by local bus routes and is within accessible distance of rail and underground connections, supporting sustainable patterns of movement.

The locality is socially and culturally diverse, with a well-established residential population and a strong sense of local identity. The surrounding neighbourhood accommodates a broad mix of housing tenures, including private residential properties and affordable housing provision, contributing to a balanced urban community. Census and neighbourhood profile data indicate a relatively young, family-oriented demographic profile reflective of Tottenham's evolving mixed urban character.

The public realm is functional in character, with tree-lined sections, pedestrian routes and access to nearby open spaces including Bruce Castle Park and local amenity spaces, which contribute positively to residential amenity and environmental quality.

Overall, Broadwater Road exhibits the characteristics of a well-established, evolving residential street within an accessible urban setting, where opportunities for sensitive development and enhancement are consistent with local planning objectives to improve housing quality, reinforce streetscape coherence and support ongoing regeneration across Tottenham.



Existing House in Context

Broadwater Road is a unique narrow street with a range of architectural styles. There are groups of houses evident on the street front. At the rear there also a range of outrigger types resulting in a varied gardenscape typical of an urban London setting.



Existing House - Reasons for Proposed Changes

The existing house is of a good standard and condition. The proposed works are to add additional bedroom space to allow for a growing young family.

Minimal works are proposed at the ground floor to capitalise on the already good arrangement.

The loft is over 30 years old and has a low ceiling height. There are roof issues and therefore it is proposed that during works it would be sensible to extend the loft space to allow for a growing family.



Similar Approved Scheme

There is a similar approved scheme at number 84 Broadwater Rd, London N17 6EP. We have used this volume as a precedent for our scheme.



Proposed Scheme

The ground floor alterations shift the circulation from the kitchen to be more direct to the garden. The large side window gives extensive light to the kitchen whilst maintaining working and seating space.

The proposed loft expands and reconfigures the existing loft in order to make better use of the space. The new scheme provides two bedrooms, an office, and a bathroom where there is currently a single bedroom.

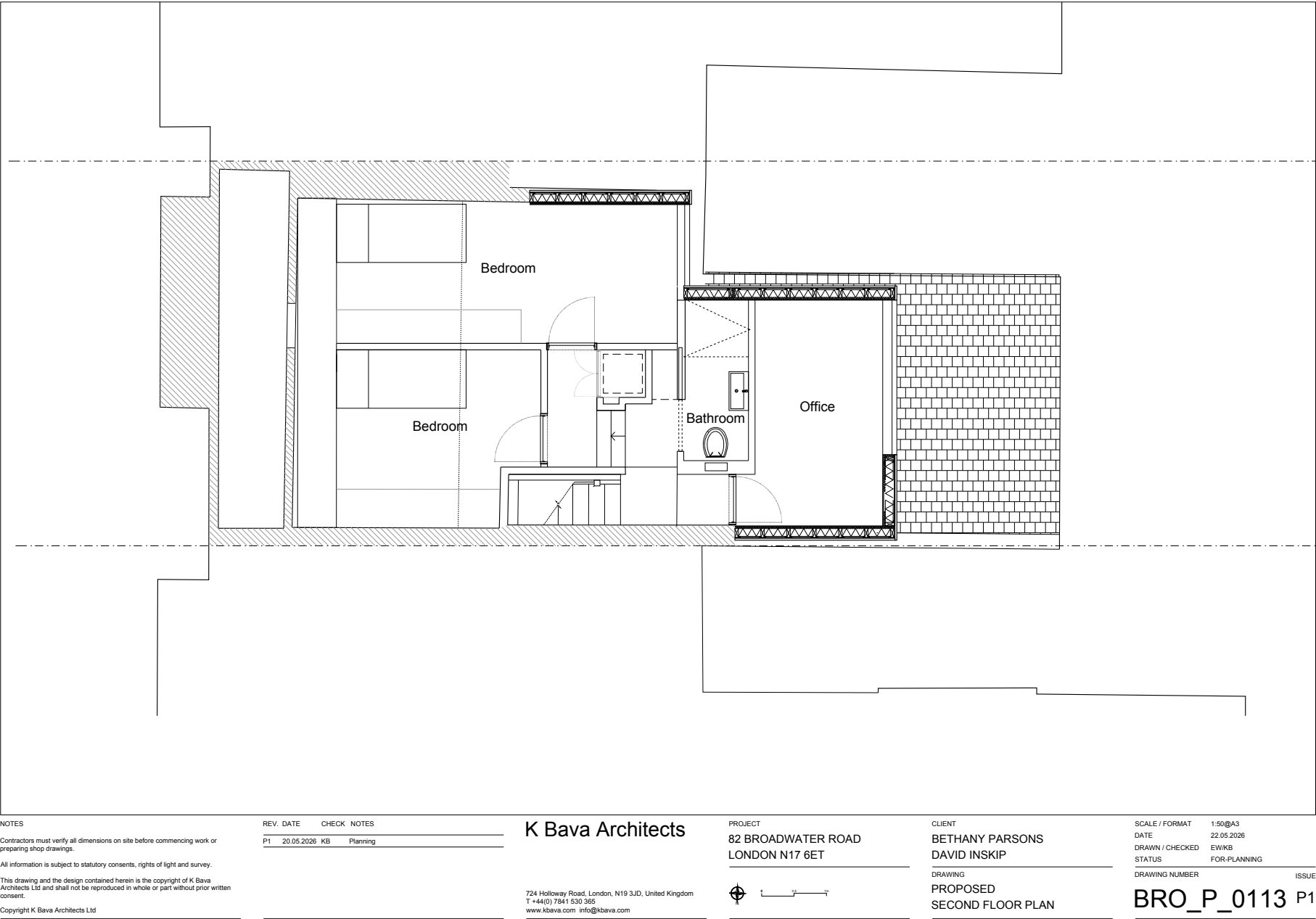
The extension's materials, including slate roof tiles, and its massing ensure that it remains subordinate to the host property.



Proposed

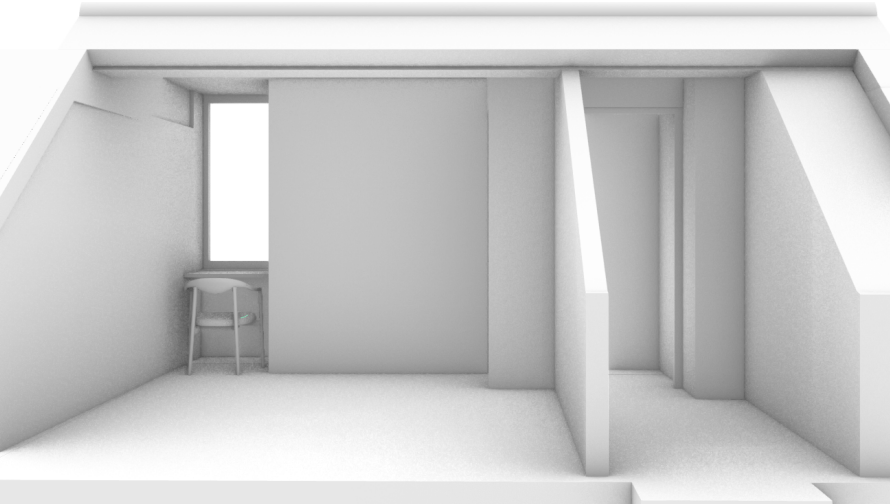
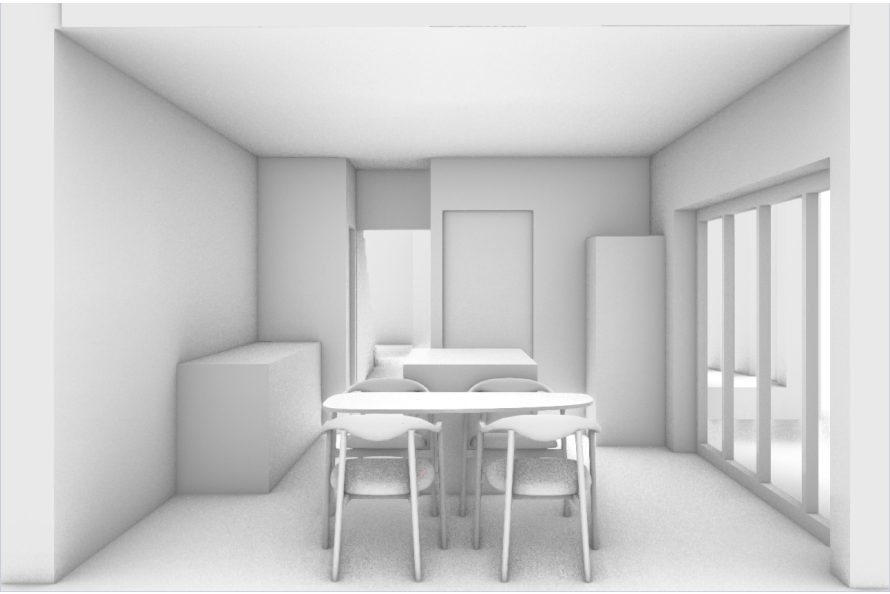
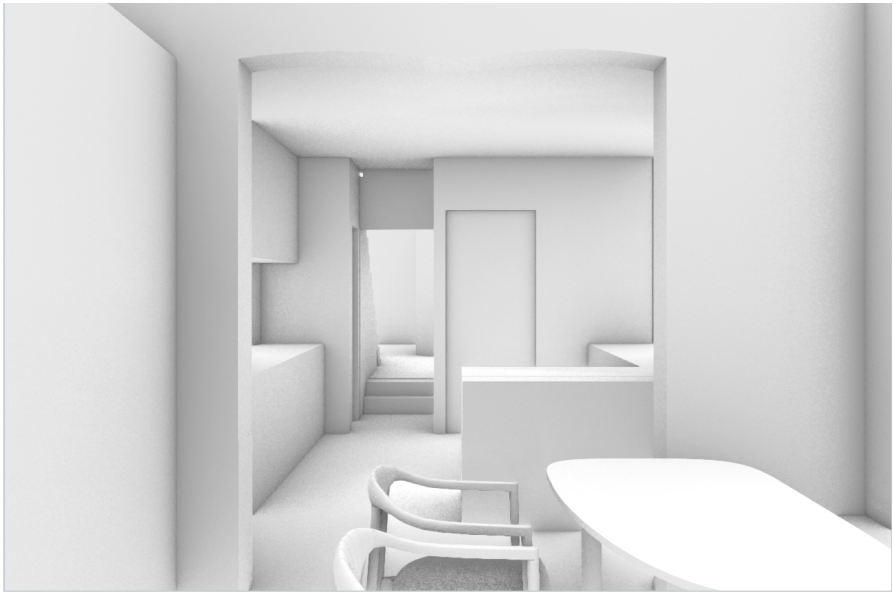
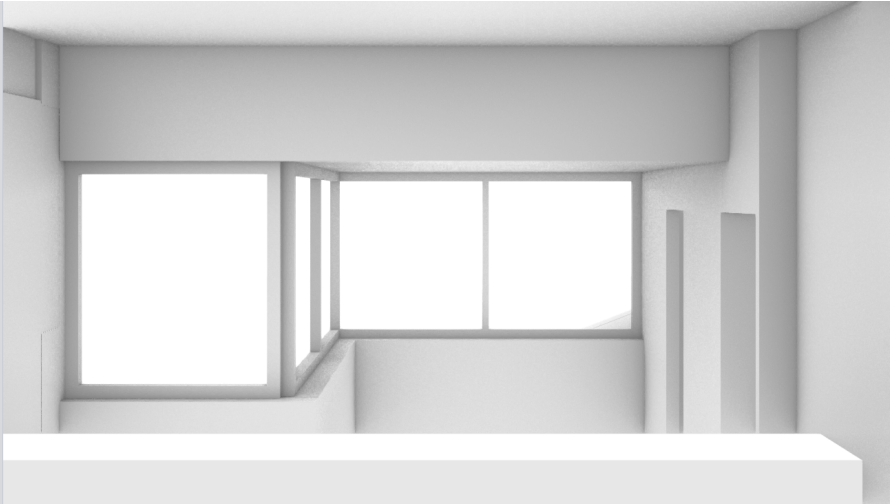
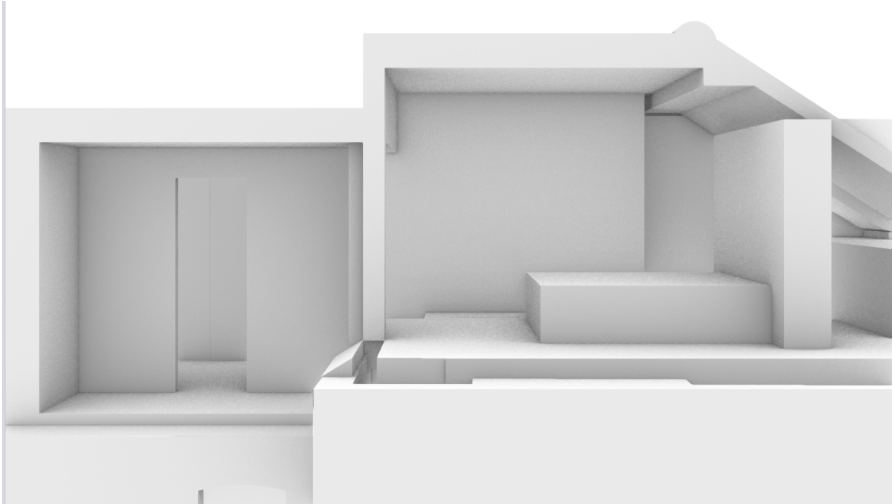
Proposed Scheme

Alterations to the loft provide two bright bedrooms lit by rooflights and a window with views towards Alexandra Palace. This view is also a feature of the new office, due to the provision of a wide window.
Circulation areas and the bathroom are also lit by rooflights, ensuring the whole of the loft is well lit throughout.



Options Tested

A number of options were tested during the design process to ensure the proposal made efficient use of the loft space while maintaining a subordinate form and minimising impact on neighbouring properties.



Planning Fire Strategy

The proposed works relate to a loft extension to a terraced house house at 82 Broadwater Road, London N17 6EP

This Planning Fire Safety Strategy should be read in conjunction with the submitted planning drawings.

As required in the Policy D12 of the London Plan (2021) please see below the breakdown of the Fire Safety Strategy for the proposed development.

1. The property is a terraced house. As such the house access for the fire brigade will be no different than it currently is.

a. Due to the scale of the development, there is no designated location for Fire Appliances.

b. Regarding appropriate evacuation. There are two locations, one to the front and one to the rear in the event of a fire. To the rear there is clear escape via neighbours' gardens.

2. The proposed development will need to comply with Building Control regarding Fire Regulations.

a. As such new fire alarms and smoke alarms will be reassess and repositioned throughout the property. This will be checked and signed off by the appointed Building Control Officer.

3. To minimise the risk of the fire spreading throughout the property it is crucial that the hall becomes a fire control zone. This will be mainly done by ensuring that fire doors (FD30) are in place into all function rooms (bedrooms, living, kitchen, dining). Should a fire door not be possible then a fire engineered solution will need to be proposed to Building control for sign of to ensure Building Control compliance.

4. Since the hall is a fire-controlled zone. With FD30 doors or equivalent as per point 3 above. Along with the necessary fire alarms, this would mean that in the event of a fire there is a clear means of escape and a warning system to ensure that the occupant can escape if a fire were breaking out.

5. Due to the scale of the development and the size of the house it is important that the user maintains their fire alarms and it is suggested that they should be tested 1 every month minimum to ensure that the alarm system works.

6. Due to the size of the property, there is suitable access for equipment for the fire fighting.

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