

DESIGN, ACCESS & PLANNING STATEMENT

Single storey side and rear wraparound extension — Ground Floor Flat A, 95 Broadwater Road, London N17 6EP

Site Address	Ground Floor Flat A, 95 Broadwater Road, London N17 6EP
Proposal	Erection of a single storey side and rear wraparound extension, installation of two rooflights and internal reconfiguration to enlarge the existing ground floor flat from a 1-bed 2-person unit to a 2-bed 3-person unit (Use Class C3(a)).
Applicant	Mr S Patel
Agent	Design Studio E17 – Architecture & Interior Designs, 140 Normanshire Drive, London E4 9HD
Local Planning Authority	London Borough of Haringey
Job Reference	26-1047
Supporting Drawings	26-1047-PL01 (Existing & Proposed Plans, Elevations, Sections, Block & Location Plans)
Date	August 2026

1.0 Introduction

- 1.1 This Design, Access & Planning Statement has been prepared by Design Studio E17 on behalf of the applicant, Mr S Patel, in support of a full planning application at Ground Floor Flat A, 95 Broadwater Road, London N17 6EP.
- 1.2 The application seeks planning permission for the erection of a single storey side and rear wraparound extension, the installation of two rooflights and internal reconfiguration, enlarging the existing one-bedroom, two-person (1B2P) ground floor flat to provide a two-bedroom, three-person (2B3P) dwelling within Use Class C3(a).
- 1.3 This statement should be read in conjunction with drawing 26-1047-PL01 (existing and proposed floor and roof plans, elevations, sections, block and site location plans) and the accompanying Fire Safety (Reasonable Exception) Statement and Surface Water Drainage Assessment Statement, both prepared by Design Studio E17.
- 1.4 The content of this statement is proportionate to the nature and scale of the proposal, which constitutes minor development. As the host property is a flat, the works do not benefit from permitted development rights under the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) and express planning permission is therefore required.

2.0 Site and Surroundings

- 2.1 The application site comprises the ground floor flat of a two-storey mid-terrace property on the north-west side of Broadwater Road, Tottenham, subdivided into two self-contained flats. The first floor flat is in separate ownership and does not form part of the application; no changes are proposed to any of its demised elevations. The site extends to approximately 201.3 sqm including the private rear garden serving the ground floor flat.

- 2.2 The existing flat provides one-bedroom, two-person accommodation with a gross internal area of 51.6 sqm. A detached outbuilding of 10.68 sqm stands within the rear garden and is to be retained. The existing private rear amenity area measures 104 sqm and the shared front garden amenity is 21 sqm.
- 2.3 Broadwater Road is characterised by consistent two-storey Victorian/Edwardian terraces with a well-established pattern of single storey rear additions. Both adjoining properties feature single storey structures at the shared boundaries: No. 93 has an existing single storey rear projection within the alley way and No. 97 has implemented a single storey side and rear wraparound extension of directly comparable form pursuant to a 2019 planning permission (ref. HGY/2019/0286).
- 2.4 The site does not lie within a conservation area, and the building is neither statutorily nor locally listed. There are no site-specific heritage, tree or other overriding designations known to affect the application.
- 2.5 The site lies within Flood Zone 1. The Environment Agency long-term flood risk dataset (checked 31 August 2026) records the yearly chance of surface water flooding and of flooding from rivers and the sea as very low, both now and under future climate scenarios; the site is outside any groundwater flood alert area and flooding from reservoirs is unlikely.

3.0 Relevant Planning History

- 3.1 No recent planning history is recorded for the application property itself that is material to this proposal.
- 3.2 Of direct relevance, planning permission ref. HGY/2019/0286 was granted by the London Borough of Haringey in 2019 at the adjoining property, No. 97 Broadwater Road, for a single storey side and rear wraparound extension of closely comparable siting, depth, height and form. That extension has been implemented and establishes a clear and recent precedent for the development now proposed, on a directly abutting plot within the same terrace.

4.0 The Proposal

- 4.1 The proposal comprises a single storey side and rear wraparound extension of 19.3 sqm, increasing the gross internal area of the flat from 51.6 sqm to 71.5 sqm and enlarging the unit from 1B2P to 2B3P. All works are confined to ground floor level; the front elevation and the first floor flat are unaffected.
- 4.2 The reconfigured layout provides: Bedroom 2 (double, 13.7 sqm) within the front bay room; Bedroom 1 (single, 10.1 sqm) mid-plan; a bathroom within the side return; an open-plan kitchen, dining and living arrangement of 33.4 sqm combined, with the kitchen and dining area within the original rear rooms and the living room within the new rear addition, opening onto the retained garden through aluminium bi-folding doors. Two flushglaze rooflights serve the deeper-plan kitchen/dining space. Room uses and areas are annotated on drawing 26-1047-PL01, which includes a legend key.
- 4.3 The side element of the extension is deliberately offset from Bedroom 1 to form an external courtyard (CY) of approximately 1.8m x 1.6m. The existing Bedroom 1 window opening is converted to a glazed door opening onto this courtyard, providing natural daylight and ventilation to both Bedroom 1 and the bathroom, together with maintenance access to the enclosed area.

- 4.4 In scale the extension is modest and clearly subordinate to the host building: the principal flat-roof volume provides a 2.63m internal ceiling height behind a parapet, with a lean-to element falling to approximately 2.4m at the shared boundary, matching the established single storey boundary condition on both sides.
- 4.5 Materials are selected to match the host property: facing brickwork to external walls, concrete tiles to the lean-to roof, felt to the concealed flat roof, uPVC double-glazed casements and aluminium powder-coated bi-folding doors. The existing side window opening is adjusted and refitted with a new obscure-glazed uPVC casement.
- 4.6 A generous private rear amenity area of 100.8 sqm is retained, together with the existing 10.68 sqm outbuilding.
- 4.7 The front garden is retained for the storage of refuse and recycling bins serving both flats, as annotated on the block plan, with direct level access to the highway for collection, consistent with the established arrangement along the terrace. Cycle parking can readily be accommodated within the retained 10.68 sqm rear outbuilding.

5.0 Planning Policy Context

- 5.1 The development plan comprises the London Plan (2021) and the Haringey Local Plan, including the Strategic Policies (2013, as altered 2017) and the Development Management DPD (2017). The National Planning Policy Framework (as amended) is a material consideration.
- 5.2 The policies of most relevance to the proposal are: London Plan Policies D3 (optimising site capacity through the design-led approach), D6 (housing quality and standards), D12 (fire safety), SI 12 (flood risk management) and SI 13 (sustainable drainage); Haringey Development Management DPD Policies DM1 (delivering high quality design), DM12 (housing design and quality, including residential extensions), DM4 (waste management), DM24 (managing and reducing flood risk) and DM25 (sustainable drainage systems); the Nationally Described Space Standard (NDSS); and the Council's Sustainable Design and Construction SPD.

6.0 Planning Assessment

Principle of development

- 6.1 The proposal is the enlargement of an existing self-contained dwelling; no change of use is involved and the residential use (C3) is retained. The scheme delivers a larger, family-suited two-bedroom home without the loss of any residential unit, improving the quality and mix of the existing stock in accordance with Policy DM12 and the objectives of London Plan Policy D6. The principle of development is therefore acceptable.

Design, scale and character

- 6.2 The extension is single storey, sited wholly to the rear, and is not visible from the public realm; the front elevation is unaltered. Its parapet flat-roof and lean-to form, matching materials and restrained detailing respond directly to the host building and to the established grain of rear additions within the terrace, in accordance with Policies DM1 and DM12(E).
- 6.3 The consented and implemented wraparound extension at the adjoining No. 97 (ref. HGY/2019/0286) is of directly comparable siting, form and scale. The proposal is consistent with that recent precedent and would consolidate an established pattern of development.

Residential amenity of neighbouring occupiers

- 6.4 Both adjoining properties benefit from single storey structures along the shared boundaries, against which the proposal sits comfortably: the extension rises to only approximately 2.4m at the boundary, with the taller parapet element held towards the centre of the plot. Having regard to the modest single storey height, the existing neighbouring additions and the orientation of the plots, no material loss of daylight, sunlight, outlook or privacy would arise to any neighbouring habitable room, and the proposal comfortably satisfies the guidance on neighbour amenity in Policy DM1(D). The single obscure-glazed side casement prevents any overlooking.

Standard of accommodation

- 6.5 The enlarged unit provides 71.5 sqm GIA against the NDSS minimum of 61 sqm for a 2B3P single-storey dwelling — a surplus of over 10 sqm. Each room is compliant in its own right: Bedroom 2 (double) provides 13.7 sqm against the 11.5 sqm standard; Bedroom 1 (single) provides 10.1 sqm against the 7.5 sqm standard — a 35% surplus; and the combined living/kitchen/dining space of 33.4 sqm is well in excess of typical expectations for a three-person dwelling. A 2.63m ceiling height is achieved across the principal living areas, exceeding the 2.5m required by London Plan Policy D6.
- 6.6 All habitable rooms are naturally lit and ventilated: the offset courtyard serves Bedroom 1 through a new glazed door — a full-height opening providing greater glazed area than the window it replaces — and also lights and ventilates the bathroom; rooflights supplement the kitchen/dining area; and the living room enjoys full-width glazing onto the garden. The reconfiguration materially improves internal daylight, functionality and storage relative to the existing cramped 51.6 sqm layout.

Amenity space

- 6.7 A private rear garden of 100.8 sqm is retained — substantially in excess of the amenity space expectations for a two-bedroom unit — together with the existing outbuilding.

Flood risk, drainage and fire safety

- 6.8 The site is in Flood Zone 1 with a very low risk of surface water flooding. The accompanying Surface Water Drainage Assessment Statement demonstrates compliance with London Plan Policy SI 13 and Policies DM24 and DM25, incorporating source-control measures delivering betterment over the existing situation.
- 6.9 The accompanying Fire Safety (Reasonable Exception) Statement addresses London Plan Policy D12(A) on a basis proportionate to this minor domestic proposal.

Other matters

- 6.10 The proposal generates no additional parking demand, and the front garden is retained for refuse and recycling storage for both flats with direct collection access, in accordance with Policies DM4 and DM32; cycle parking can be accommodated within the retained rear outbuilding.

7.0 Access

- 7.1 The existing ground floor entrance is retained unaltered, with level access maintained throughout the flat. The reconfigured plan improves internal circulation, and the works have been designed to meet Building Regulations Approved Document M as applicable to an extension of an existing dwelling.

8.0 Conclusion

- 8.1 The proposal is a modest, well-mannered single storey extension that follows a recent, implemented consent of directly comparable form at the adjoining property (ref. HGY/2019/0286). It delivers a high-quality, NDSS-compliant family home, causes no material harm to neighbouring amenity or to the character of the area, and accords with the relevant policies of the London Plan (2021) and the Haringey Local Plan. Planning permission is therefore respectfully requested.

Prepared by:

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