

Index	1. Location Plan	03
	2. Site	04
	3. Existing	05
	4. Concept	09
	5. Proposed	10

Introduction

14 Pendennis Road is a three bed 1930’s terraced house. The property is located between Lordship recreation ground and Downhills park. The owners, a young family, wish to add a new high quality Loft Extension to the rear that complements the context, local environment and character of the house.

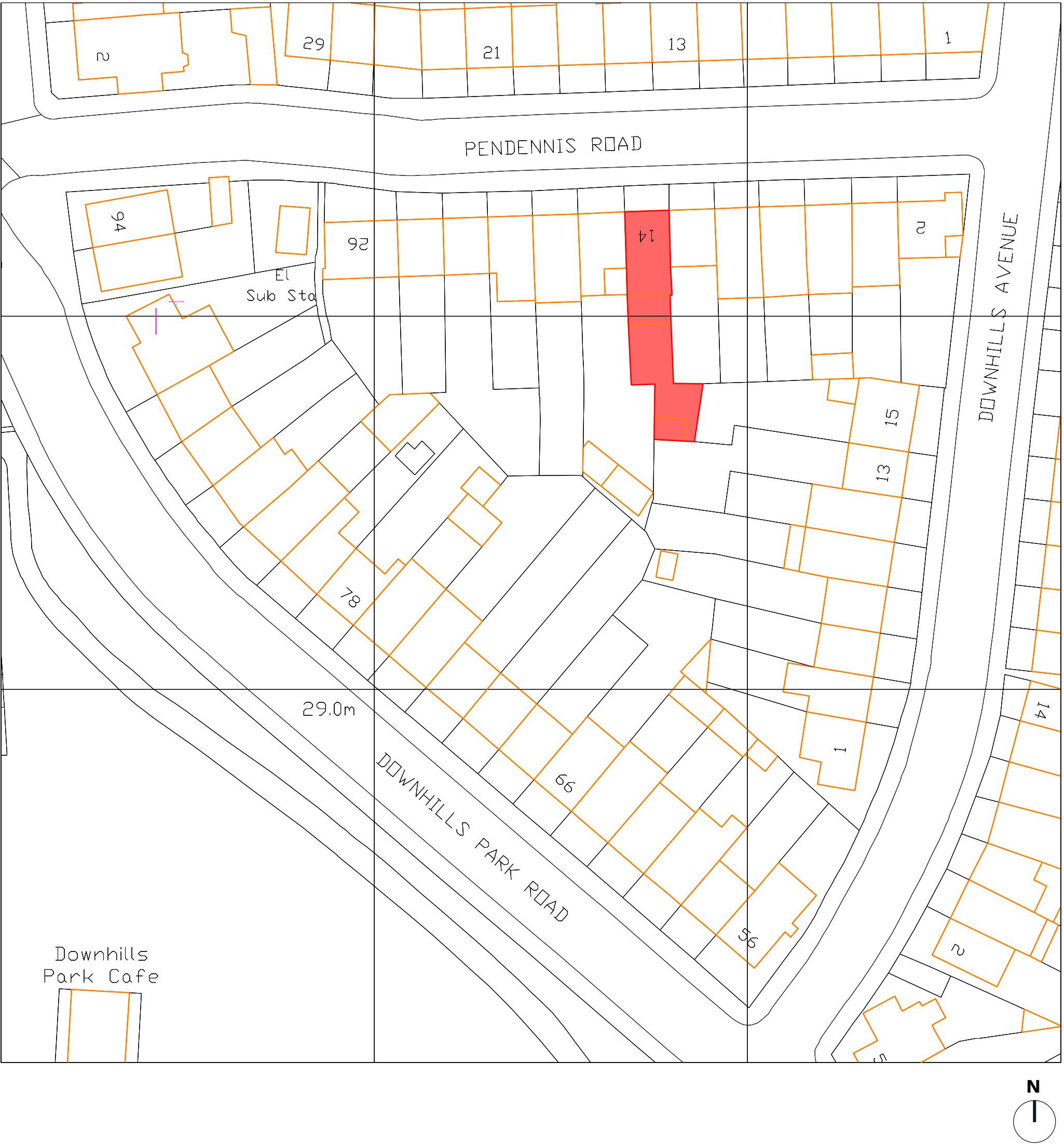
We have referred to:

- National Planning Policy Framework (2019)
- Planning Portal Loft Conversion Mini Guide
- London Plan (2021)
- Haringey Local Plan (2017)
- The Delivering Net Zero report (2023)
- Sustainable Design and Construction SPD

Existing Property

With this application we are dealing with an additional Dormer and additional 4no. roof lights.

The following pages explain our research, concept and proposal.



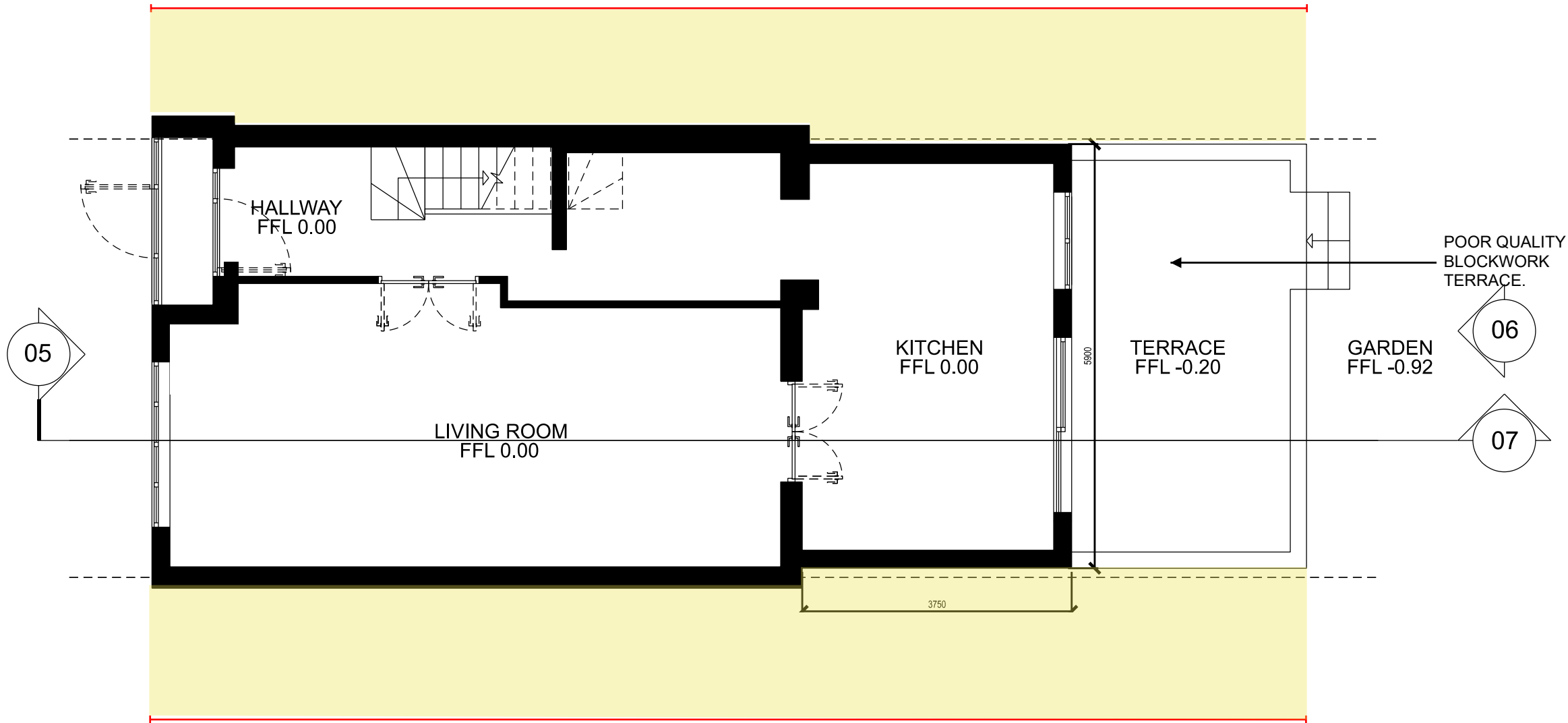
Site

No 14 Pendennis Road is a two story, three bed, 1930’s terraced house. The existing house is of brick construction. The brick has been painted over on the lower level at both the front and back of the house. On the street facing elevation the upper level has a textured render. The roof is concrete tiled and windows are a low quality UPVC. There is a level change of 920mm from street level to garden level. The house has a low quality corrugated PVC canopy to the rear that sits over a raised terrace.

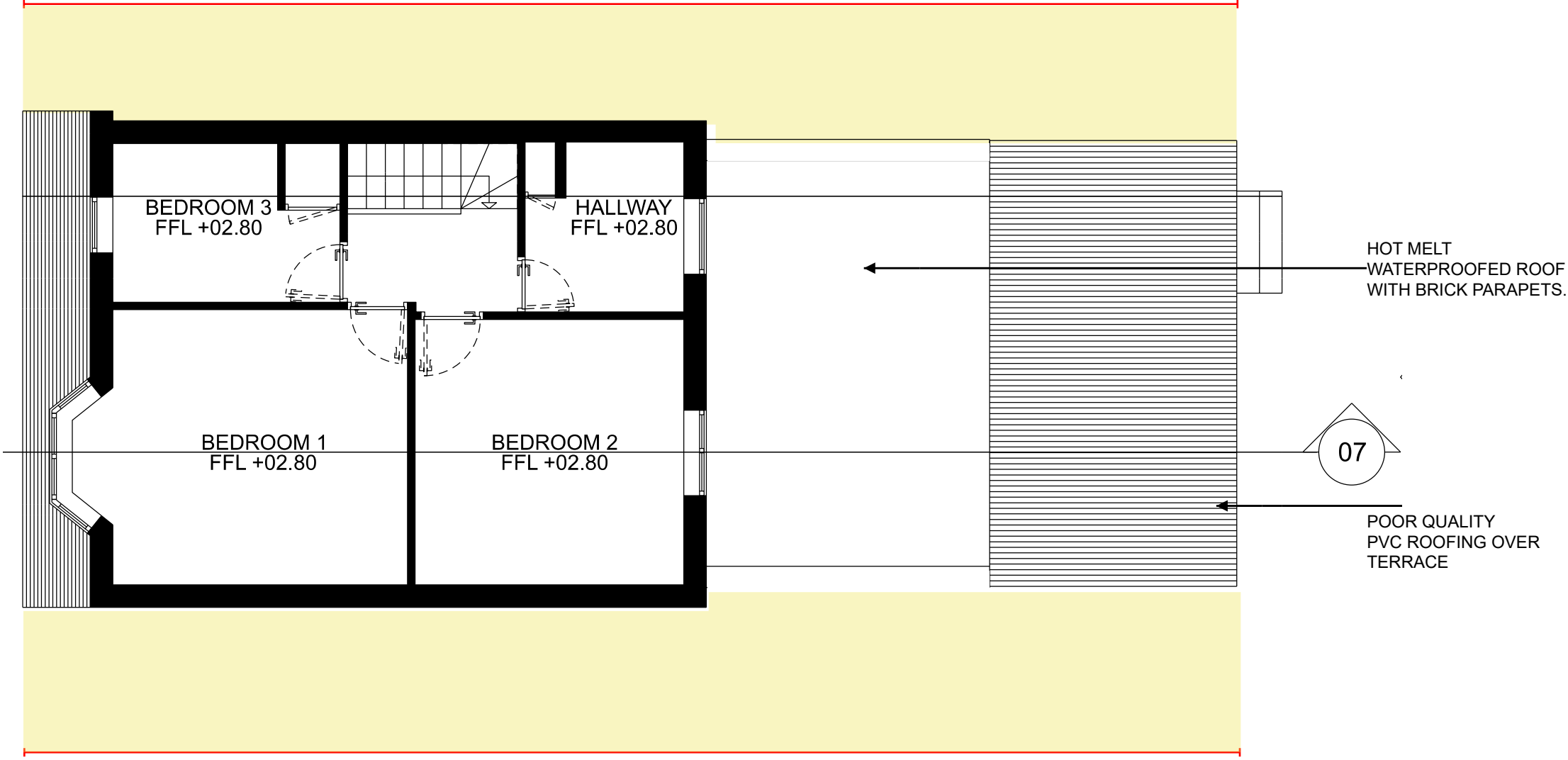
The property’s orientation is south to north with the front of the property facing north. The street has a mix of extensions and loft conversions of various scales and materialities. We are proposing to create a new high quality dormer suitable for the needs of the growing family. We are also proposing 4no. rooflights to the street facing roof.



Existing Floor Plan

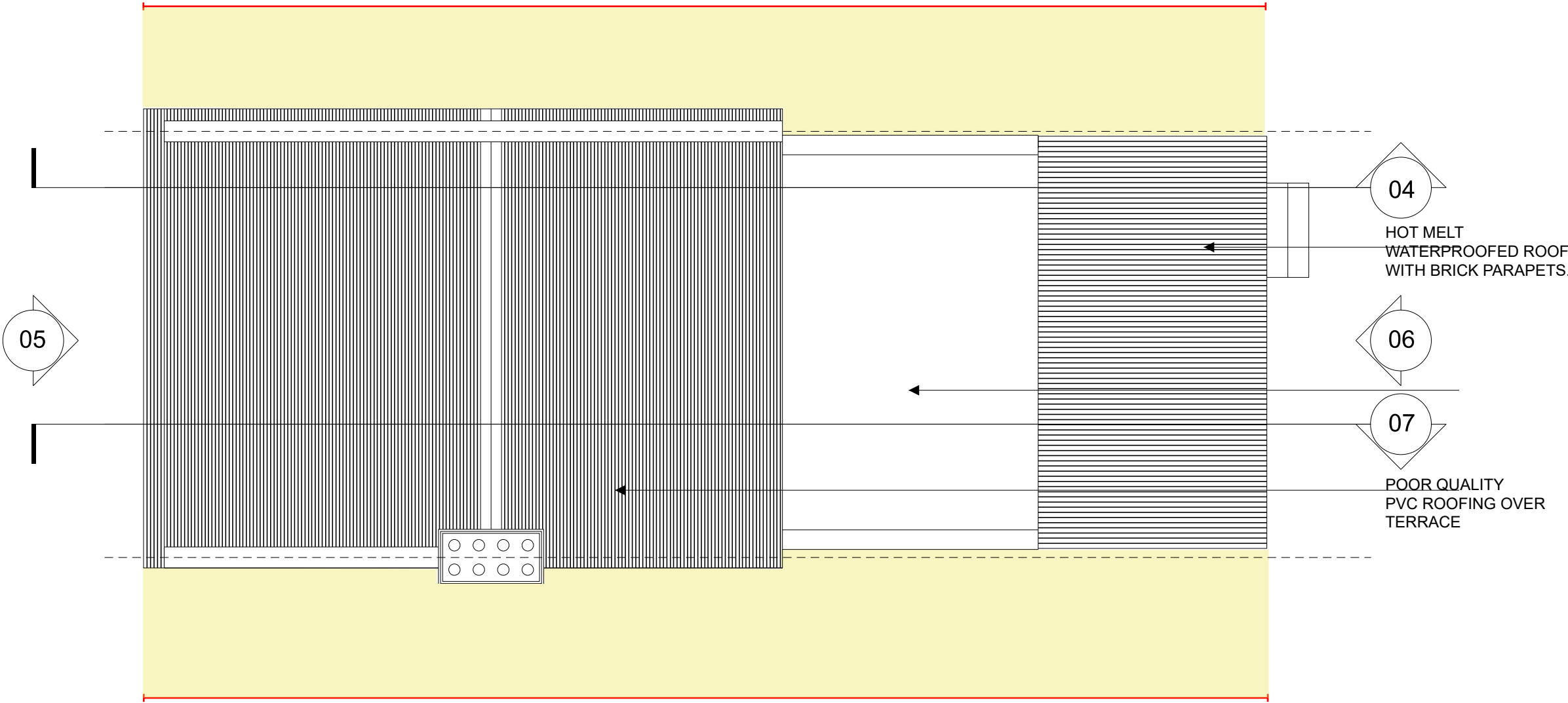


01 EX GROUND FLOOR
PLAN - SCALE 1:50



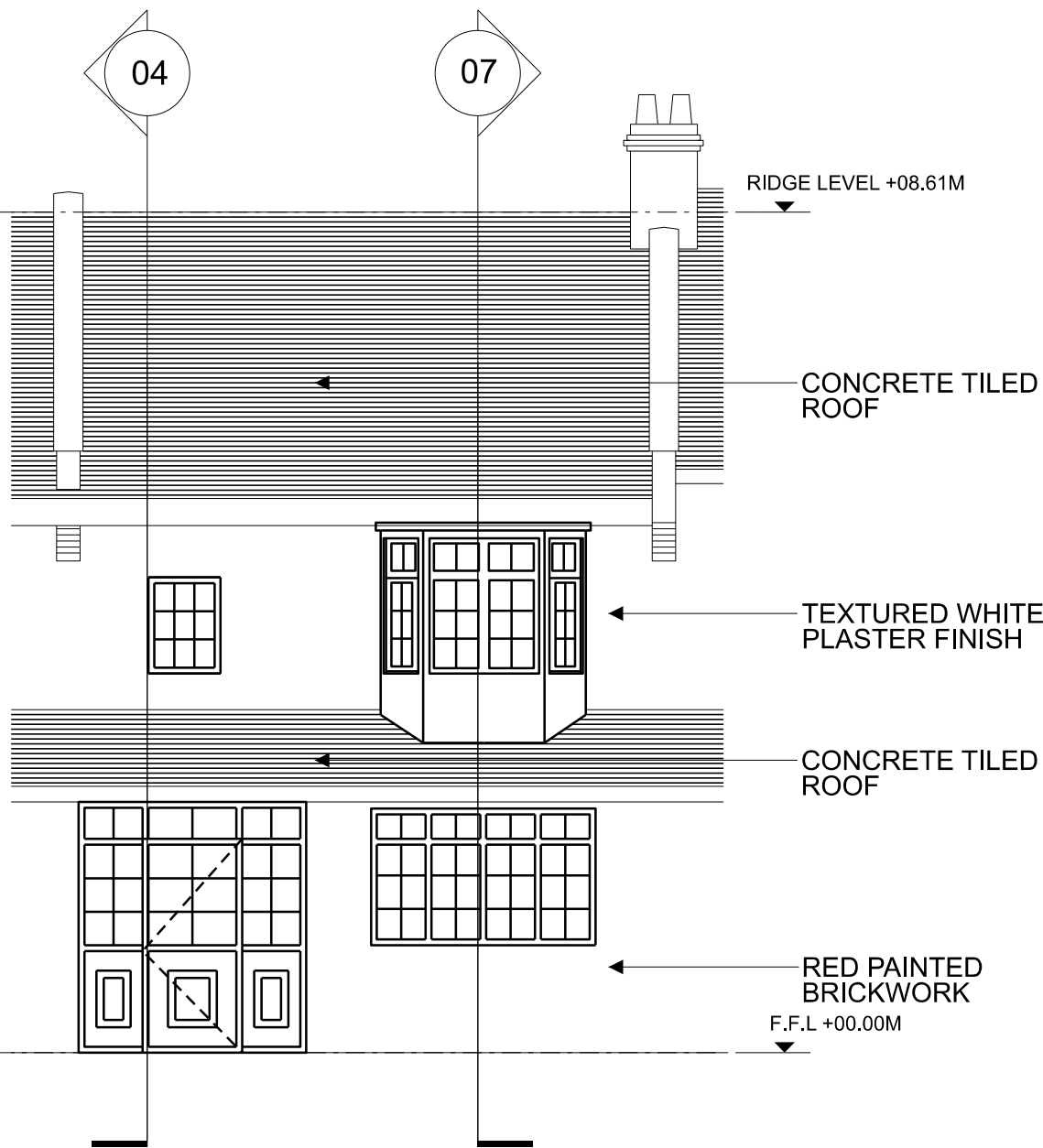
02 EX FIRST FLOOR
PLAN - SCALE 1:50

Existing Roof Plan



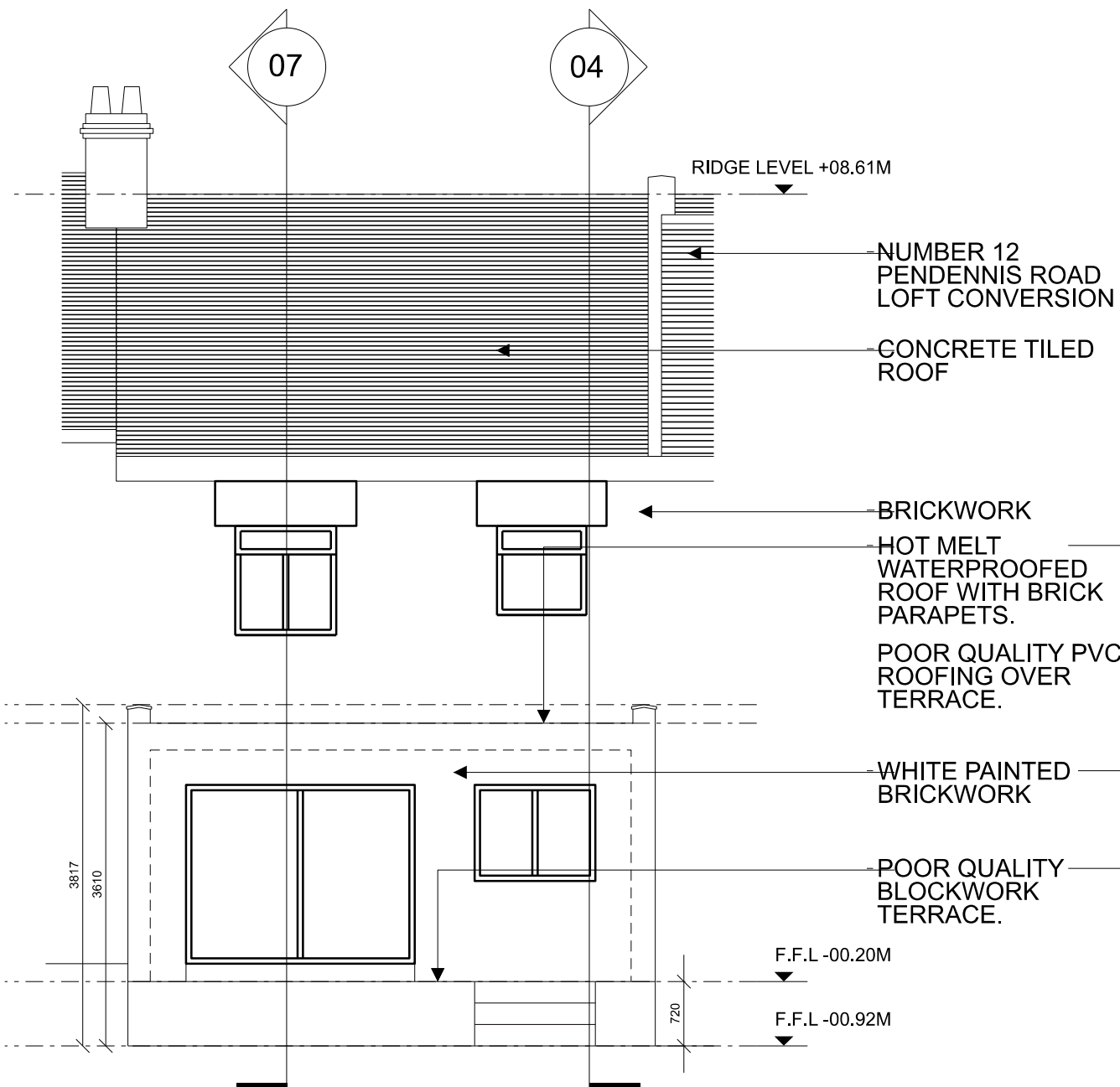
03 EX ROOF PLAN
PLAN - SCALE 1:50

Existing Elevations



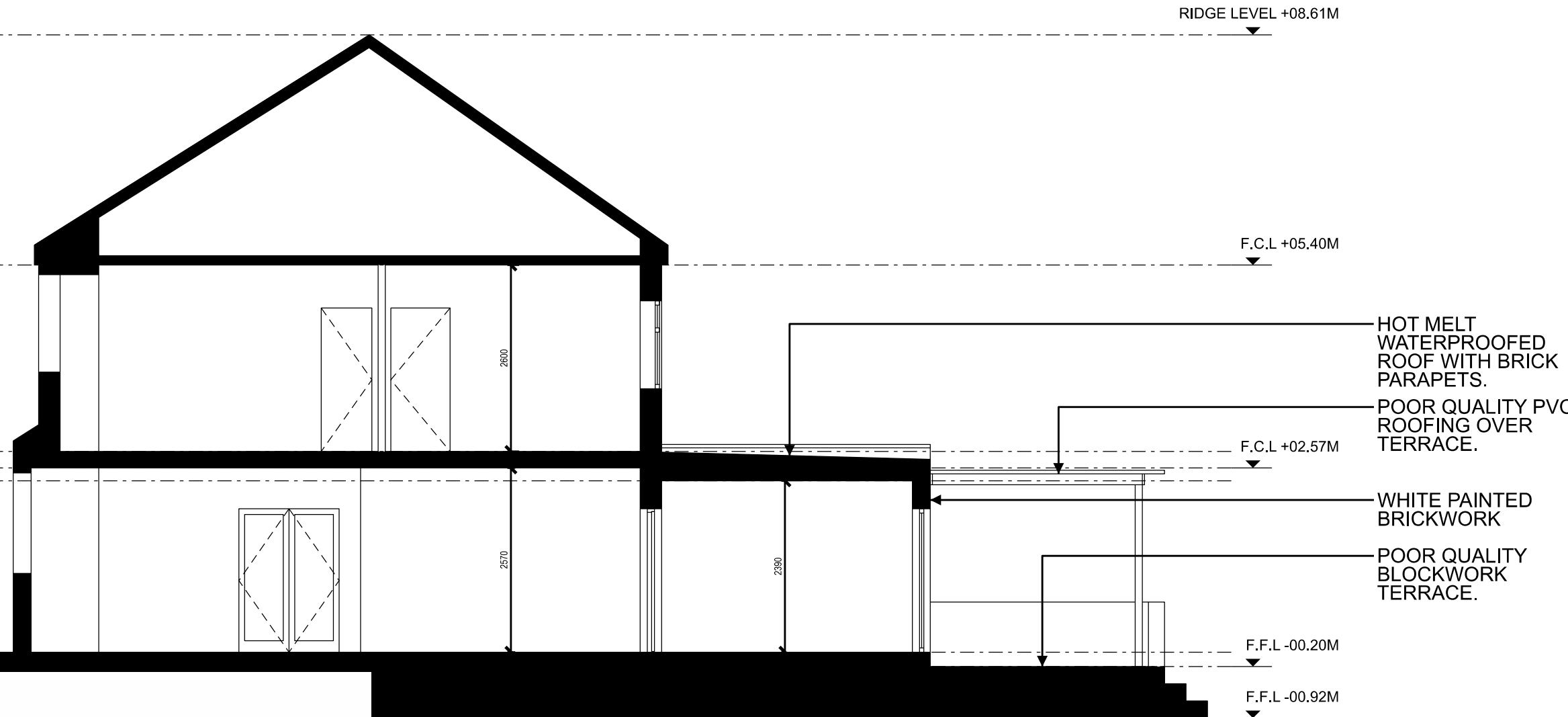
EX FRONT ELEVATION

PLAN - SCALE 1:50



EX REAR ELEVATION

PLAN - SCALE 1:50



EX SECTION

PLAN - SCALE 1:50

Existing

- 1. View of the street facing facade
- 2. View towards rear



1.

2

Concept

The London Borough of Haringey was created in 1965, amalgamating three predecessor authorities: Tottenham, Wood Green, and Hornsey. These areas, once rural villages with agricultural roots, evolved into suburban towns as part of Greater London. Over the centuries, changes to Haringey’s landscape started to emerge, with well-established communication routes via Highgate, Wood Green, Tottenham, and the River Lea connecting it to the City of London and the bustling docks of the River Thames. This facilitated a thriving agricultural community, supplying produce to the City. In the 18th century, affluent City merchants settled in the area, attracted by its rural charm and proximity to London.

Our concept focuses on the area’s rich history, particularly the potteries operated by the South family during the 1920s and 30s, which were among the largest horticultural pottery manufacturers in England. The district also saw the establishment of numerous market gardens and nurseries in the 19th century, attracted by fertile soil and convenient access to London markets. The nursery industry thrived, at its peak boasted that it had the greatest acreage under glass in the world. This success spurred demand for clay flower pots, well-suited to the clay soil of Tottenham and its surroundings. By the 1880s, two potteries had emerged in White Hart Lane, including Tottenham Potteries by Edward Cole and White Hart Lane Potteries by Samuel South & Sons, both of which contributed significantly to the local economy for eight decades.

The project aims to incorporate the abundant clay heritage into the building’s facade, not merely through its render, but also in its architectural design and arrangement, reminiscent of the timber racks once used for storing clay pots. These timber elements enhance and reflect the ‘natural’ aspects inspired by the area’s pastoral history, while simultaneously embracing modern sustainable practices.



Mr Cole's Potteries, Wood Green



Tottenham near the lea c.1894 © Bruce Castle Museum (Haringey Archive and Museum Service)



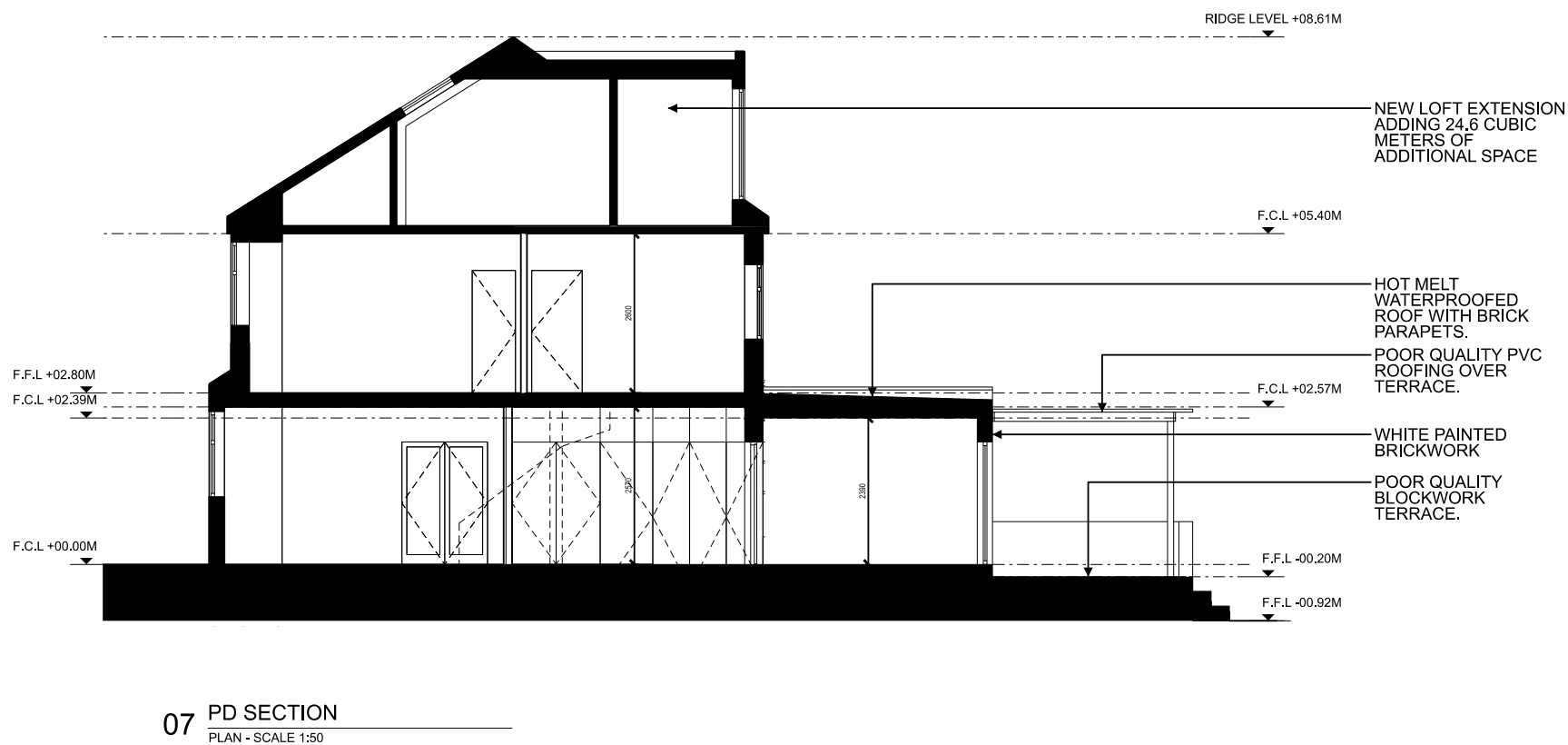
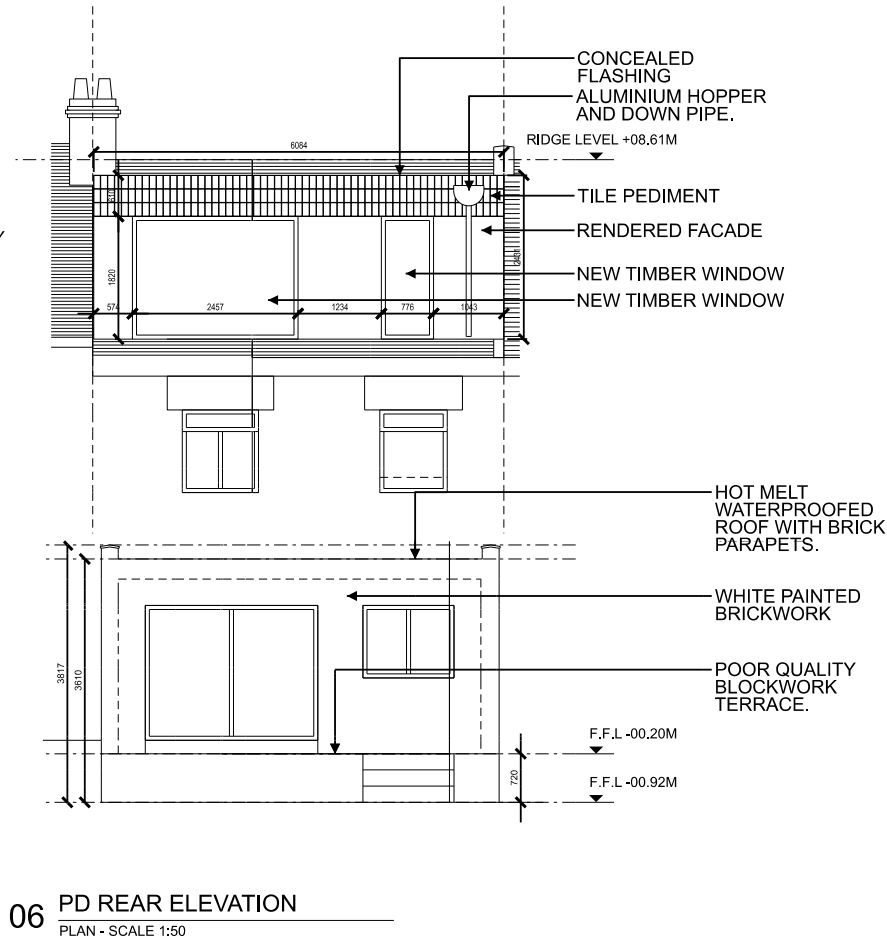
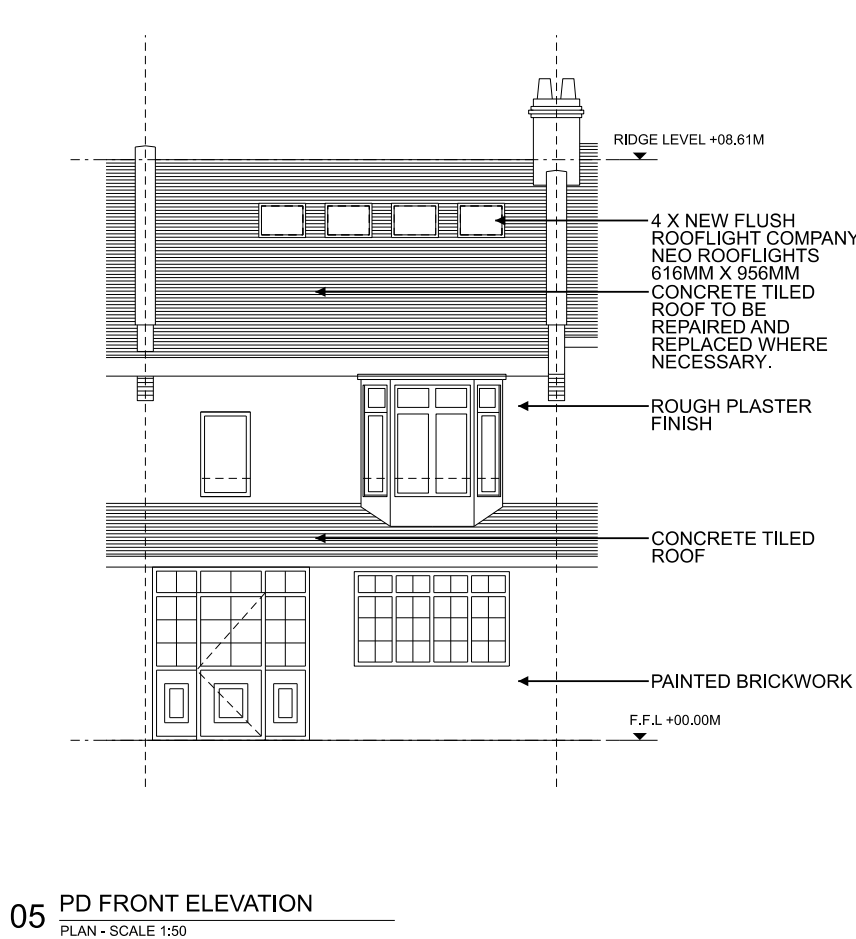
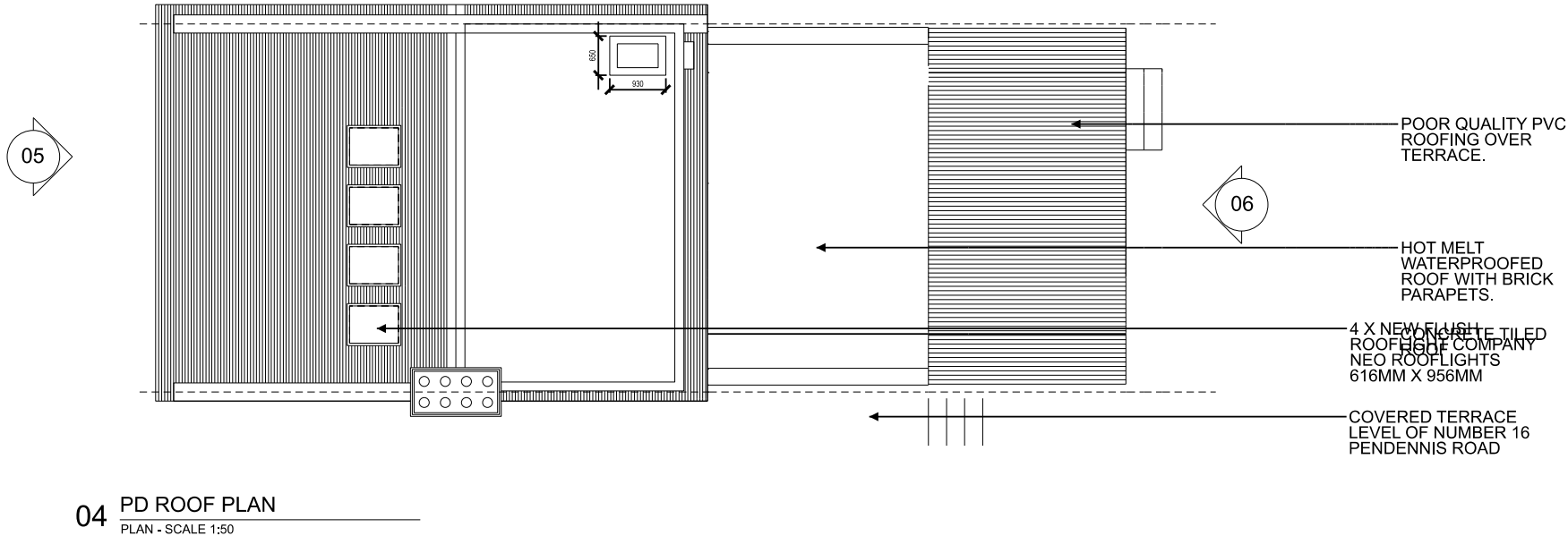
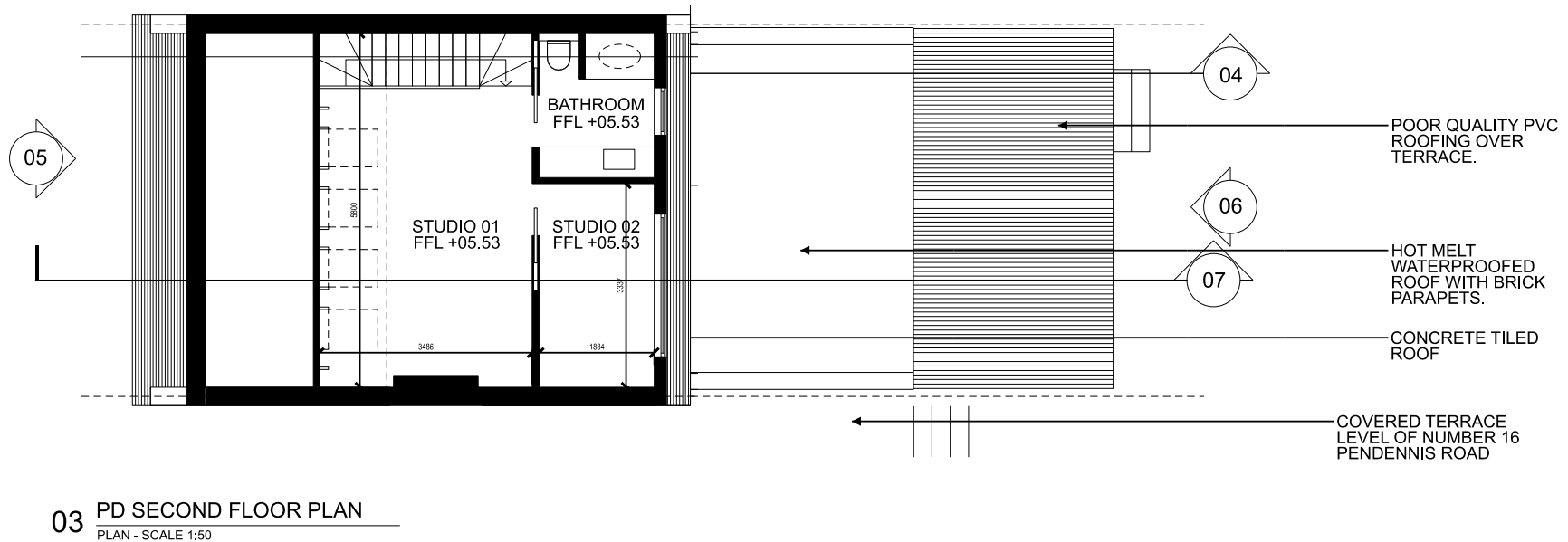
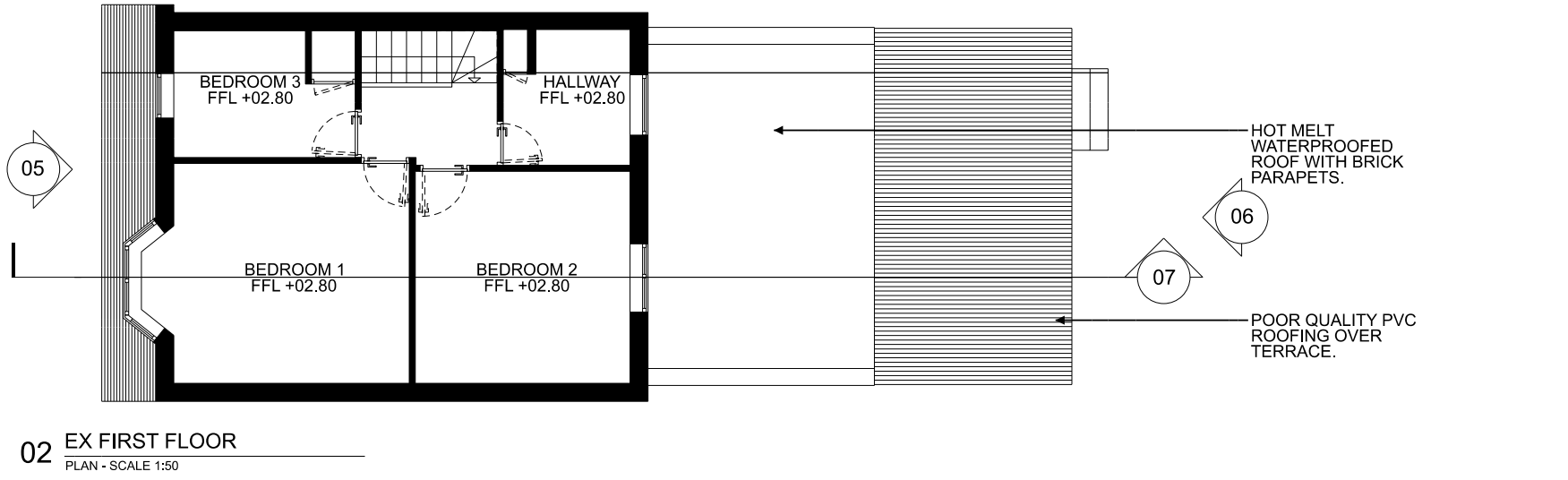
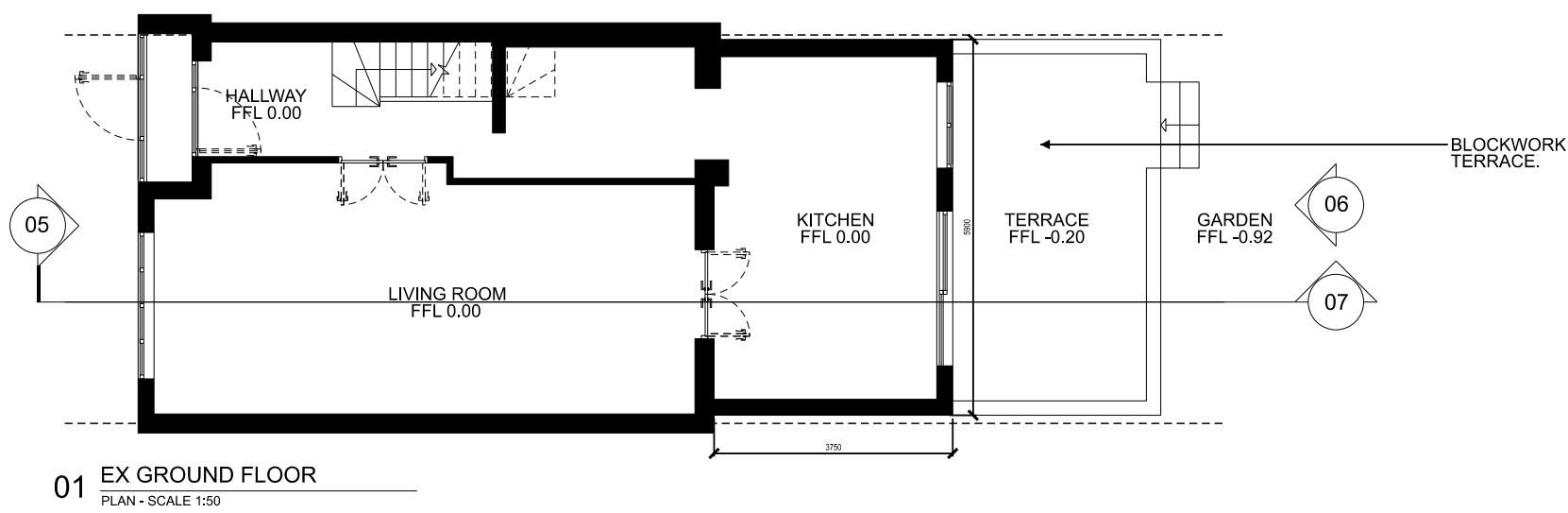
A potter throwing pots on the wheel at South's, c.1960. Samuel South and the South Potteries From the collections and © Bruce Castle Museum (Haringey Archive and Museum Service)



© Bruce Castle Museum (Haringey Archive and Museum Service)

Proposed Dormer

The proposed dormer provides additional space for a growing young family. We are proposing a new loft extension of 24.6 m3 below the maximum of 40 m3. There are no previous roof space additions. The materials reference the clay like material of the bricks of the existing facade and the historic clay industry of the area. The tiled pediment is in keeping with the scale of the current bricks with a modern twist as it adds a level of layering present/referencing the current existing facade. The dormer sits below the highest point of the existing roof therefore not visible from streetside.



Thank you.

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