

31

BROADGATES AVENUE

PLANNING APPLICATION
TO ENFIELD PLANNING DEPARTMENT

LOFT & REAR EXTENSION WITH ALTERATIONS TO THE FRONT ELEVATION
31 Broadgates Avenue, London, EN4 0NU

PREPARED BY BURSTON ARCHITECTS DECEMBER 2023

DRAWING LIST

31 BROADGATES AV, LONDON, EN4 0NU

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DESIGN & ACCESS STATEMENT

PLANNING APPLICATION TO ENFIELD PLANNING DEPARTMENT

LOFT CONVERSION & REAR EXTENSION TO 31 BROADGATES AV, LONDON, EN4 0NU

PREPARED BY BURSTON ARCHITECTS, DECEMBER 2023

PROPOSAL

GROUND FLOOR

To enhance the overall symmetry of the building, the front of the house will undergo some modifications. The aim is to relocate the main stair to the centre of the house, which will greatly improve access throughout the building and create a better layout. The centre part of the house will be transformed into a more functional space, featuring a TV room, storage, and an entrance hall. The garage will remain in its current location.

At the back of the house, the ground floor will be extended to match the existing rear extension. This will create a new living area and office space, while the current kitchen layout will be improved. Additionally, a new boot room and WC will be added to the rear of the building. These modifications will not only improve the functionality of the space but will also add to the overall aesthetic appeal of the building.

FIRST FLOOR

We are planning some small but impactful changes to the First Floor level. Our goal is to improve the overall layout & size of the existing bedrooms by making some alterations to the internal walls. In addition, we will be adding better storage options to every bedroom, as well as a bathroom for added convenience.

LOFT

The loft space will receive major transformation, which currently feels like a large corridor, into a functional & comfortable guest bedroom & a beautiful master bedroom. Additionally, we are excited to create a modest office space & a spacious storage area towards the front of the building to make the most of the available space. We have decided to replace the two existing dormers with three new dormers of similar size to bring in more natural light & create an even more inviting atmosphere.

ELEVATIONS

The front elevation will be subtly yet significantly altered as the main entrance moves to a more central position. This will not only bring balance to the dwelling, but also allow for more natural light to flow through the property. Additionally, a second hip roof bay will be constructed, providing better balance and allowing for the main internal staircase to be relocated.

At the rear, a new extension will seamlessly blend in with the existing building. The large sloping roof on the existing extension will be replaced with a modern flat roof, which will not only look reduce the bulkiness of the existing extension but also allow for more daylight to enter the bedrooms at the first floor. The roof height will remain almost unchanged, but the hip to gable alteration on both sides of the roof will provide better utilisation of the floor area. These changes will surely enhance the overall aesthetics and liveability of the building.

MATERIALS

We are planning to construct the ground floor using a cavity wall with facing bricks that match the existing structure. The first floor will be given external insulation & rendered to blend in harmoniously with the surrounding buildings. We will also rebuild the roof with proper insulation and use either concrete or clay roof tiles to match the existing roof. Additionally, we will use high-quality timber for all doors & windows, with aluminium cladding for improved durability & aesthetic appeal.

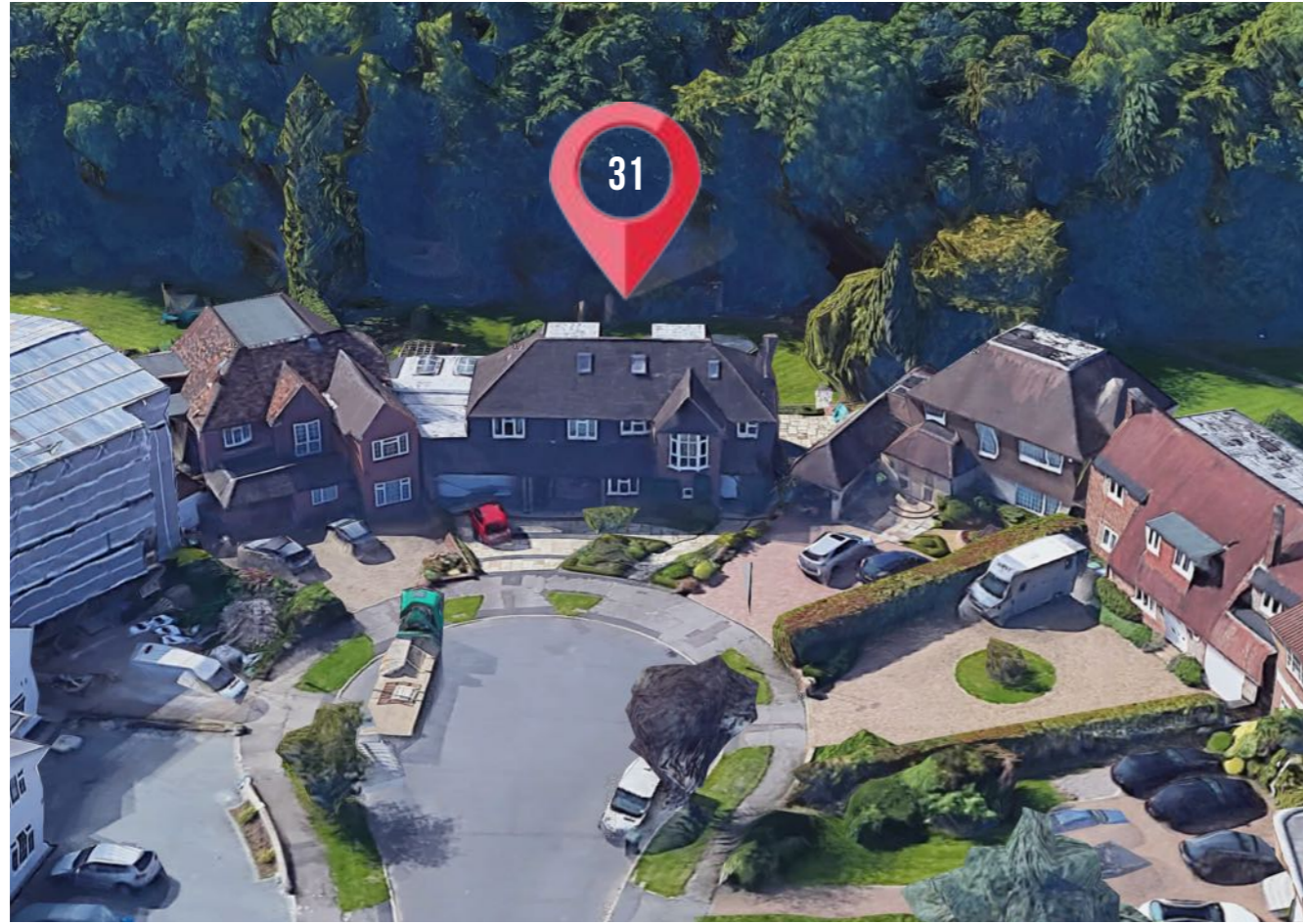
SUSTAINABILITY

The primary purpose for these changes is to enhance the energy efficiency of the dwelling. With external insulation, highly a triple high efficient glazing, & heat pump heating, achieving a low band B EPC certificate is possible. Additionally, these alterations will significantly reduce CO2 emissions into the atmosphere.

PRE APPLICATION - Design response

As advised we have made some changes to further improve the design of the building. The proposed height of the roof has been reduced to match the existing building, & the dormers have been adjusted to allow for better spacing as advised. Additionally, the flank wall of number 32 will remain unchanged, so as to preserve the unique character of the street. We have also replaced the timber cladding on the ground floor with brick to maintain the consistent look & feel of the surrounding buildings. These changes should result in a more cohesive & visually appealing design.

FRONT ELEVATION



REAR ELEVATION



SIDE ELEVATION

SIDE ELEVATION

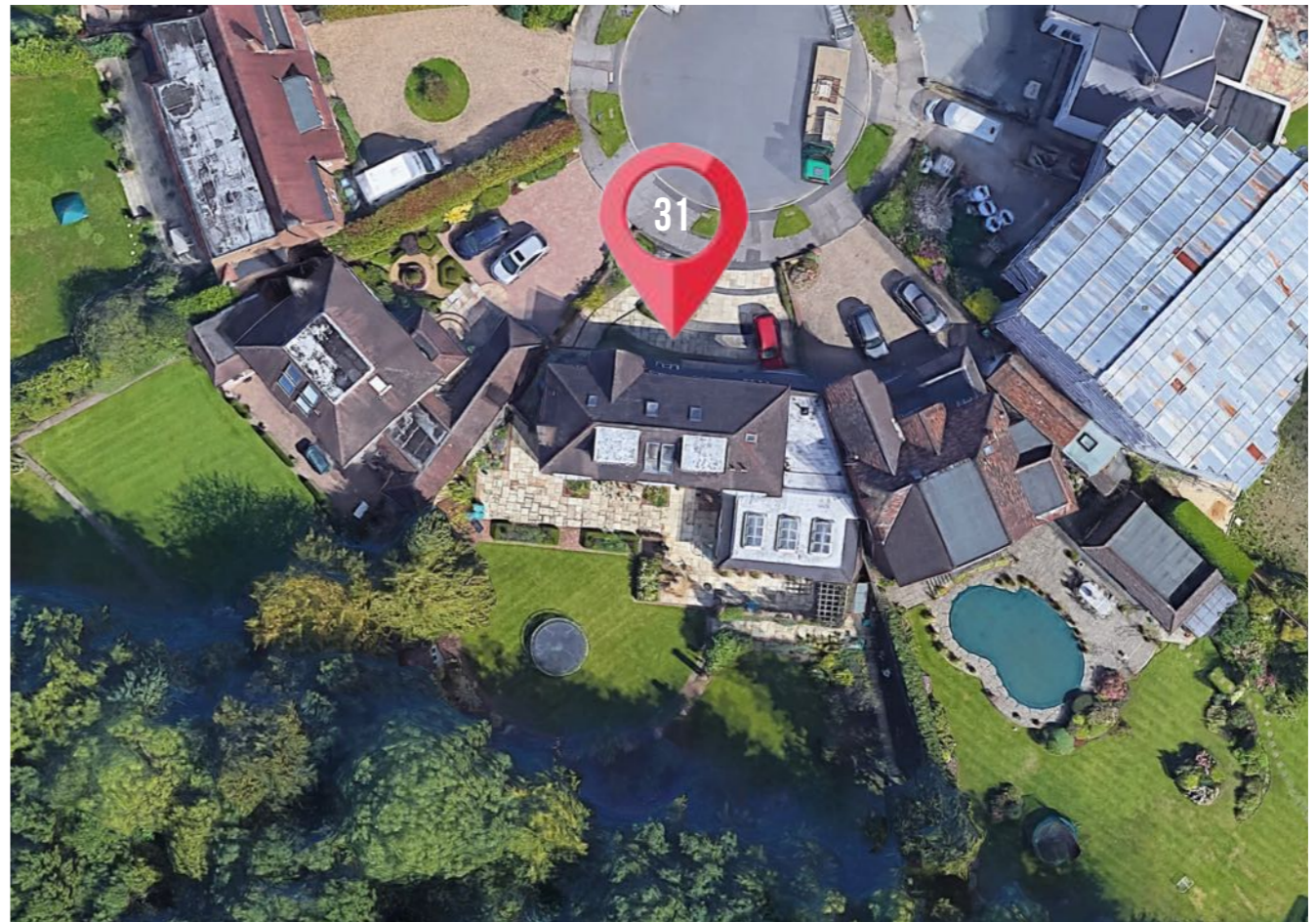
FRONT ELEVATION



REAR ELEVATION



SIDE ELEVATION



TOP VIEW

EXISTING & PROPOSED CGI

FRONT ELEVATION



SIDE ELEVATION

REAR ELEVATION



REAR ELEVATION

**EXISTING EXAMPLES
LOCATED IN THE AREA**

BROADGATE AVENUE



BROADGATE AVENUE

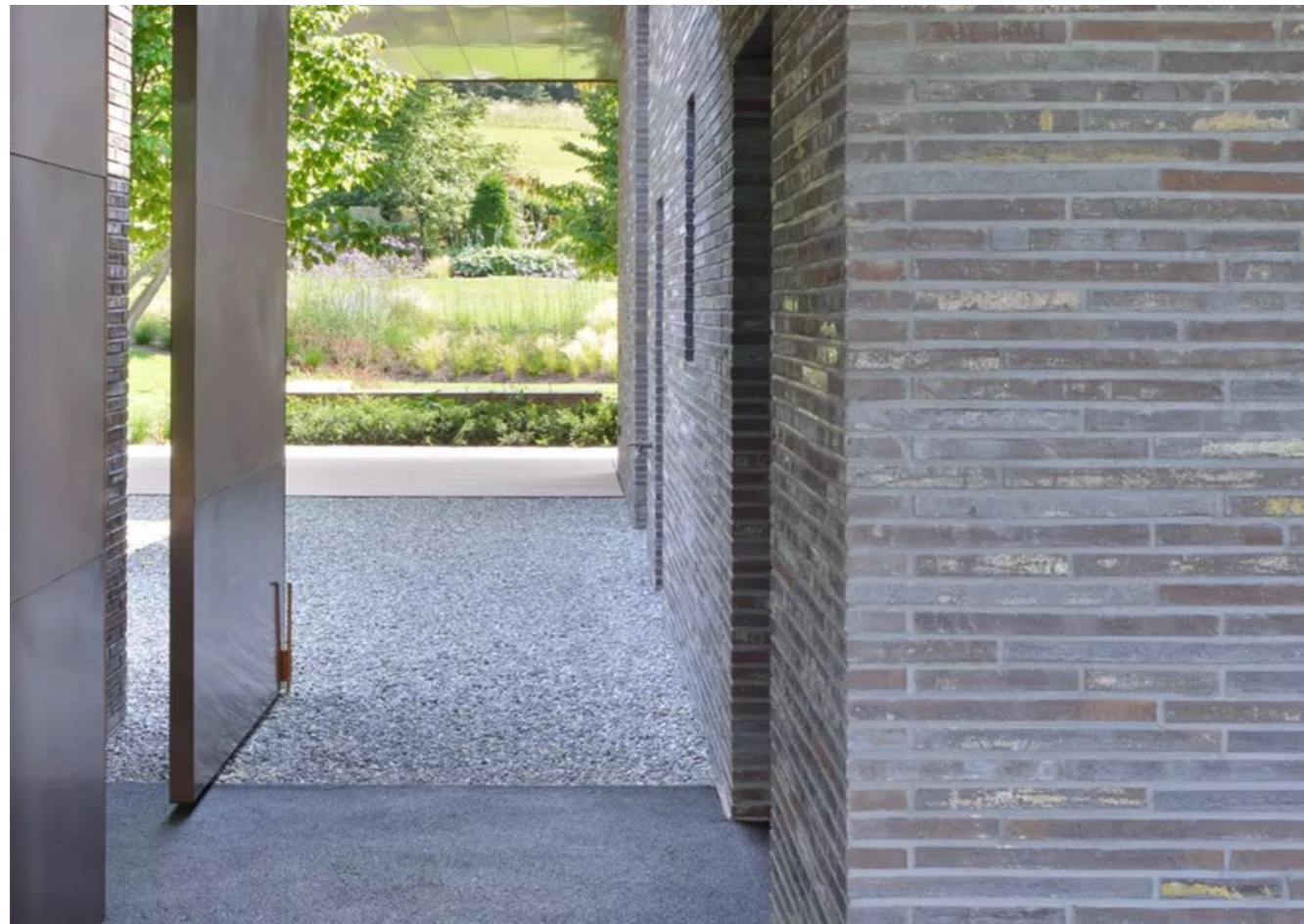


PARKGATE AVENUE

BEACH HILL AVENUE

PROPOSED MATERIALS

WINDOWS



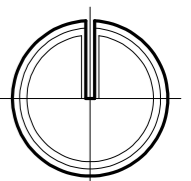
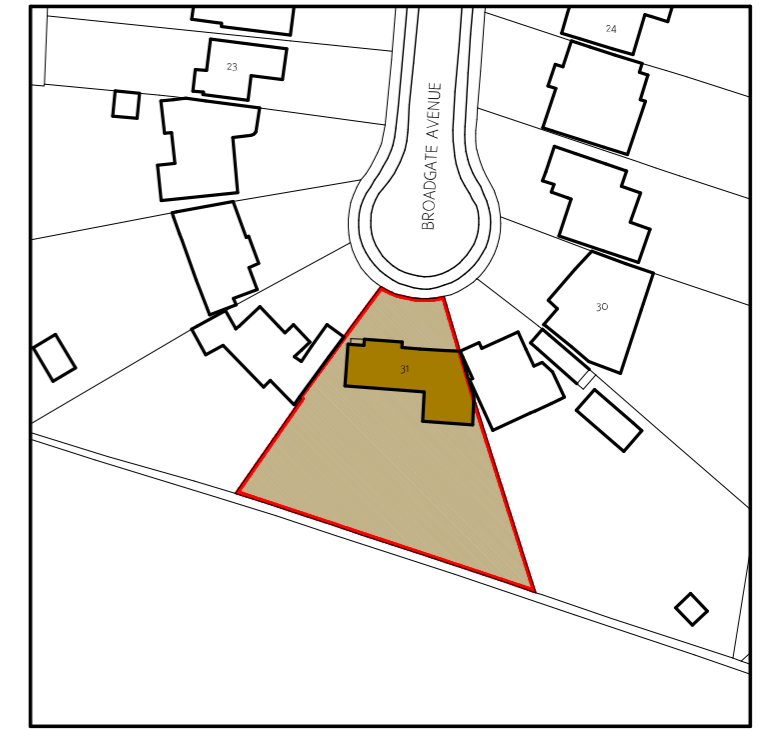
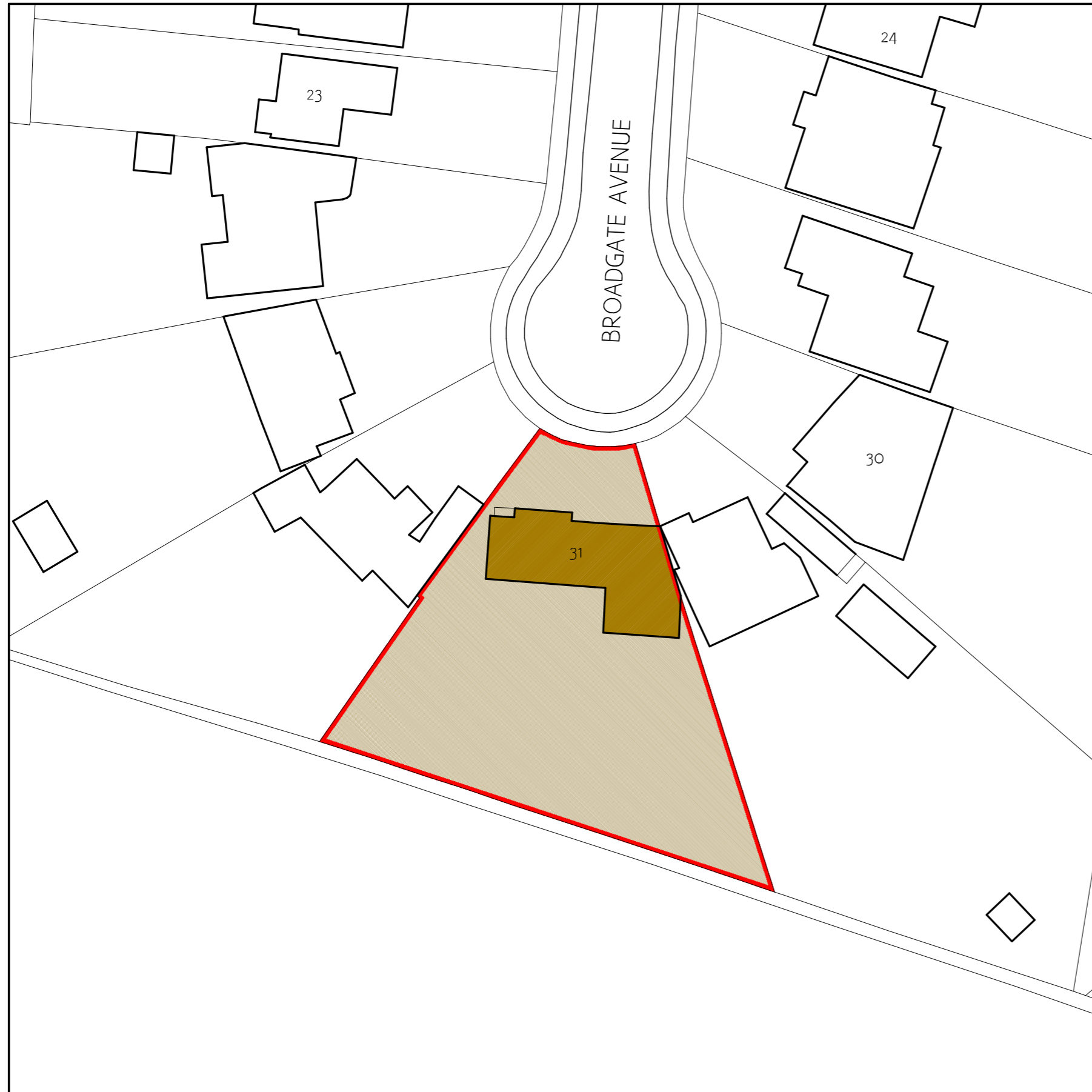
STAIR



DRAWING LIST

31 BROADGATES AV, LONDON, EN4 0NU

DESCRIPTION	EXISTING	PROPOSED
LOCATION PLAN 1/500	000	
WINDOW OVERLOOK	001	
GROUND FLOOR PLAN	010	050
FIRST FLOOR PLAN	011	051
LOFT FLOOR PLAN	012	052
ROOF FLOOR PLAN	013	053
SECTION AA		060
FRONT ELEVATION	030	070
REAR ELEVATION	031	071
SIDE ELEVATION	032	072
SIDE ELEVATION	033	073
ELEVATIONS		074



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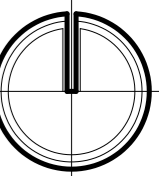
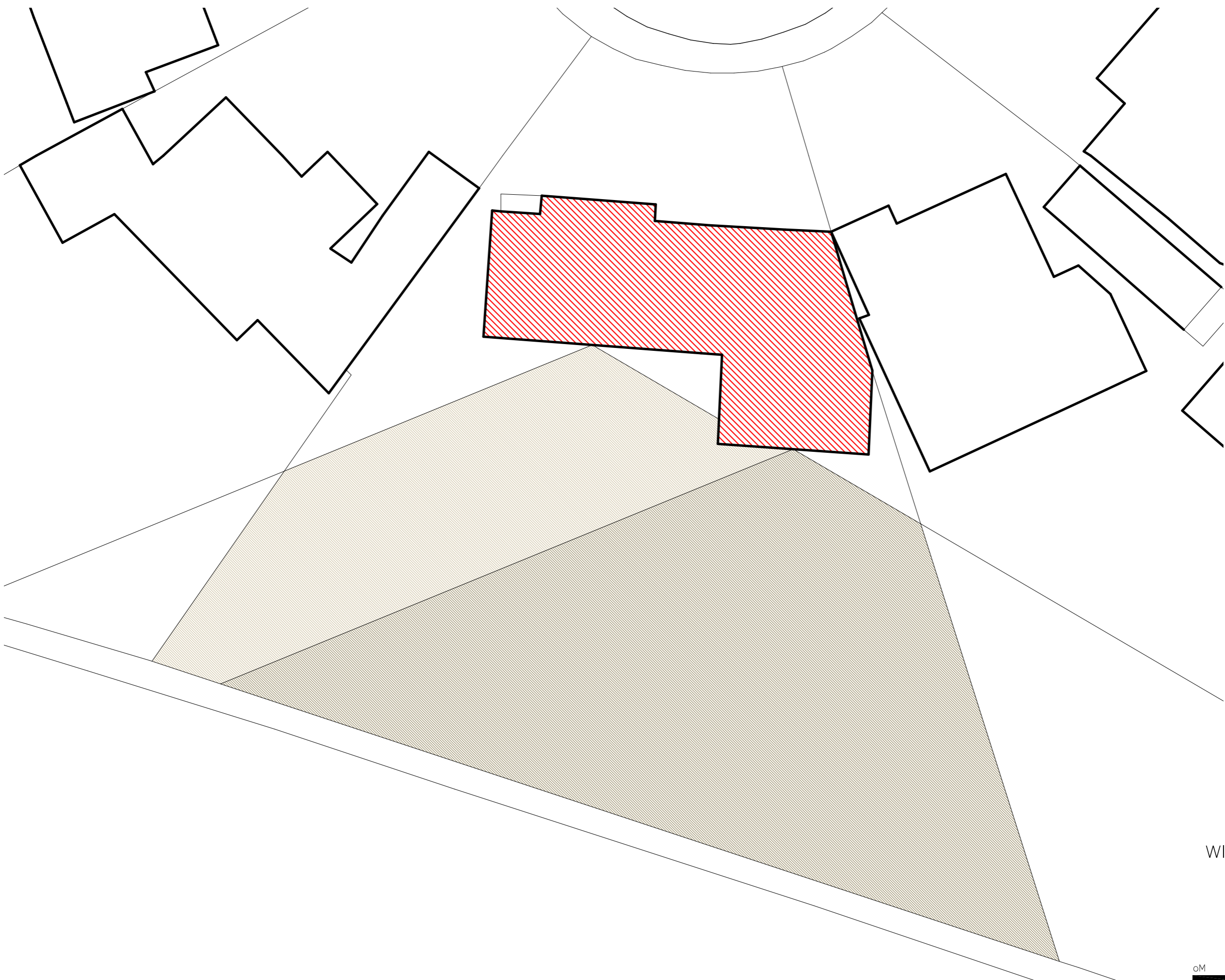
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PROJECT:
House Remodeling
31 Broadgate Avenue
London
EN4 0NU

LOCATION PLAN
EXISTING
SCALE 1:500 & 1:1250 | A3
JULY 2022

2204.000





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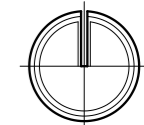
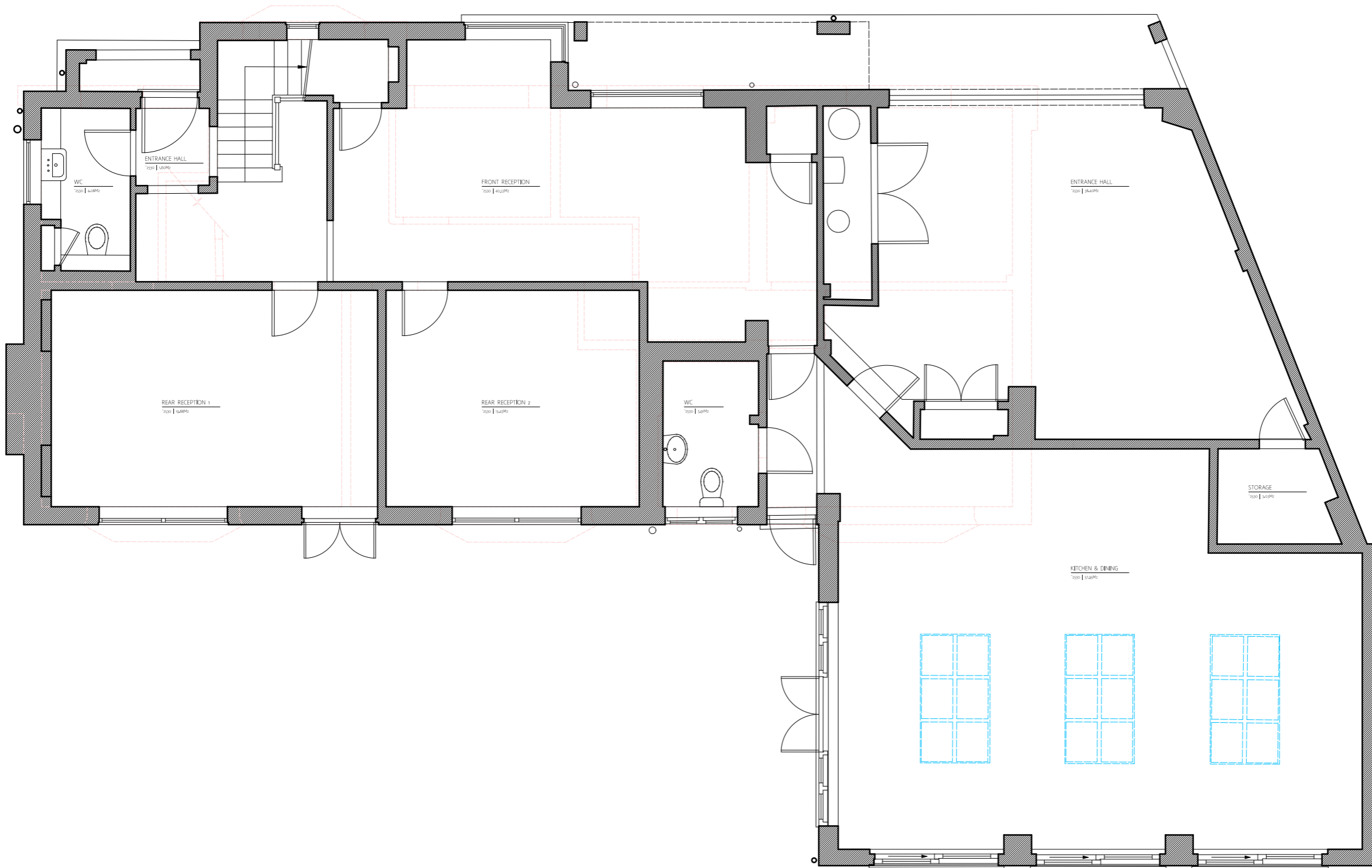
PROJECT:
House Remodeling
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London
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WINDOW OVERLOOK
EXISTING
SCALE 1:200
JULY 2022

2204.001



EXISTING DRAWINGS



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GROUND FLOOR

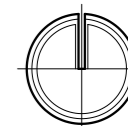
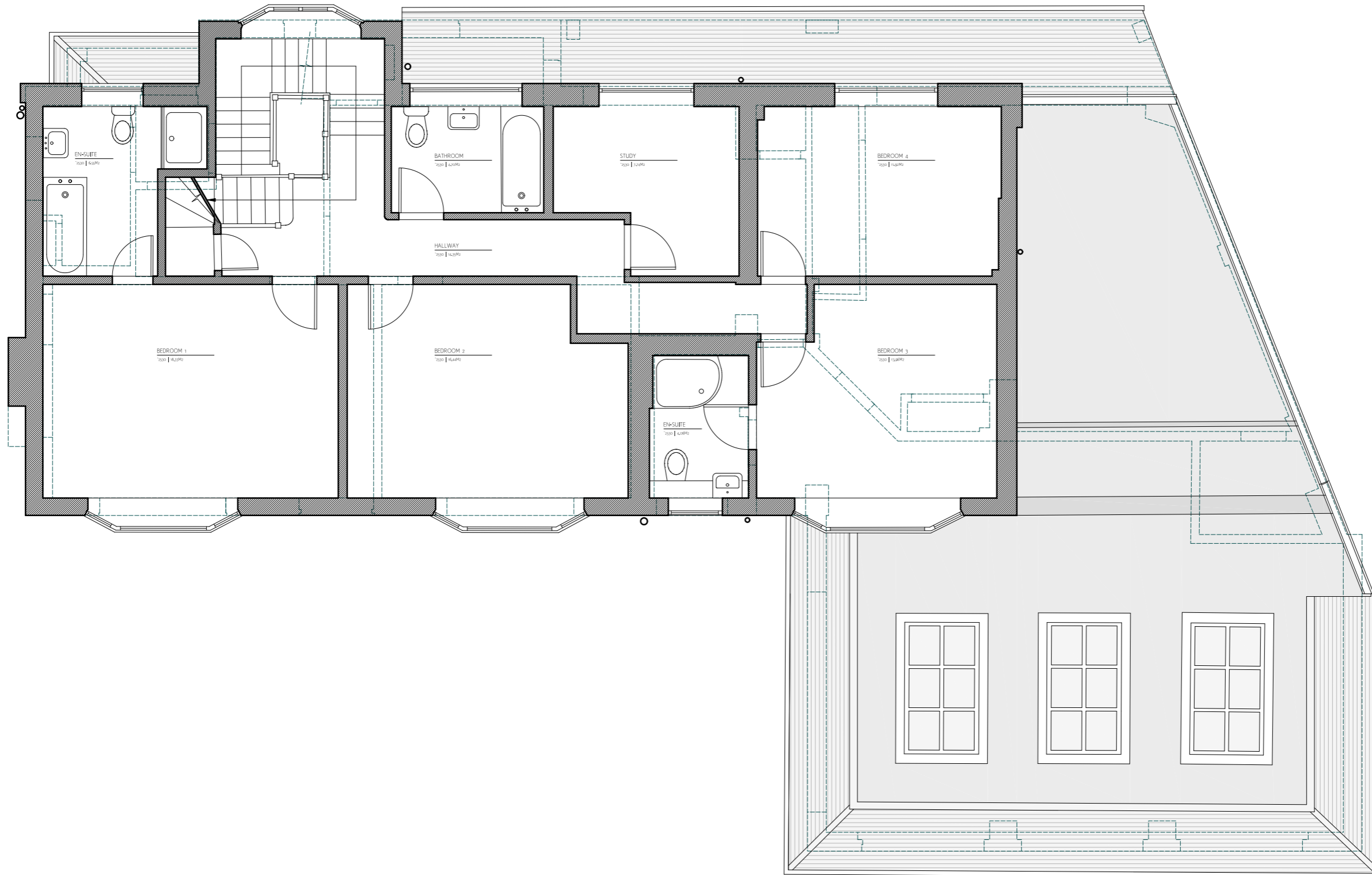
EXISTING

SCALE 1:50 | A2

FEBRUARY 2023

2204.010





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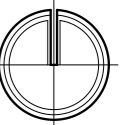
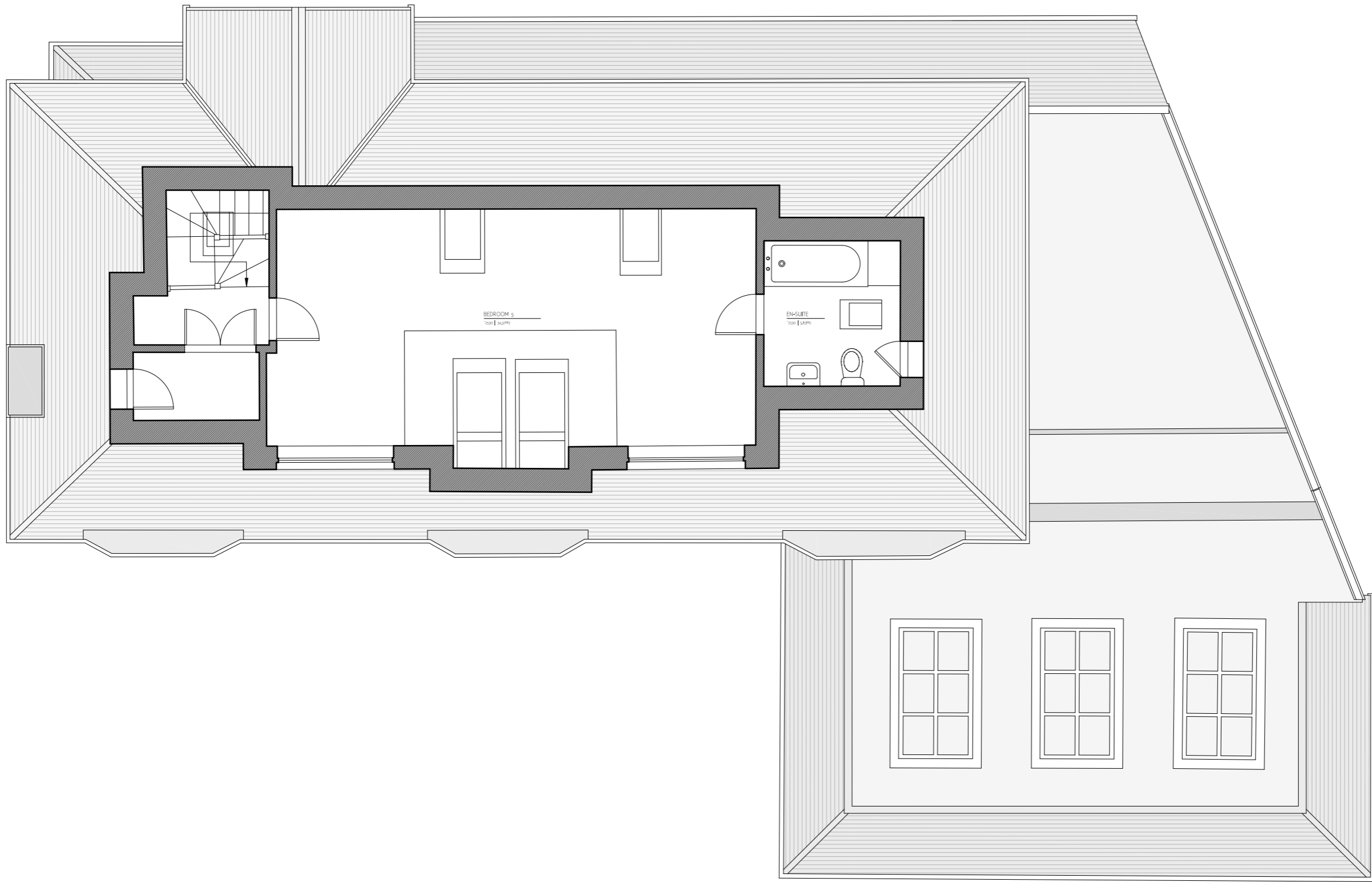
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FIRST FLOOR
 EXISTING
 SCALE 1:50 | A2
 FEBRUARY 2023

2204.011





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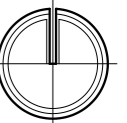
PROJECT:
House Remodelling
31 Broadgate Avenue
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LOFT FLOOR
EXISTING

SCALE 1:50 | A2
FEBRUARY 2023

2204.012





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ROOF PLAN

EXISTING

SCALE 1:50 | A2
FEBRUARY 2023

2204.013





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FRONT ELEVATION

EXISTING

SCALE 1:50 | A2

FEBRUARY 2023

2204.030





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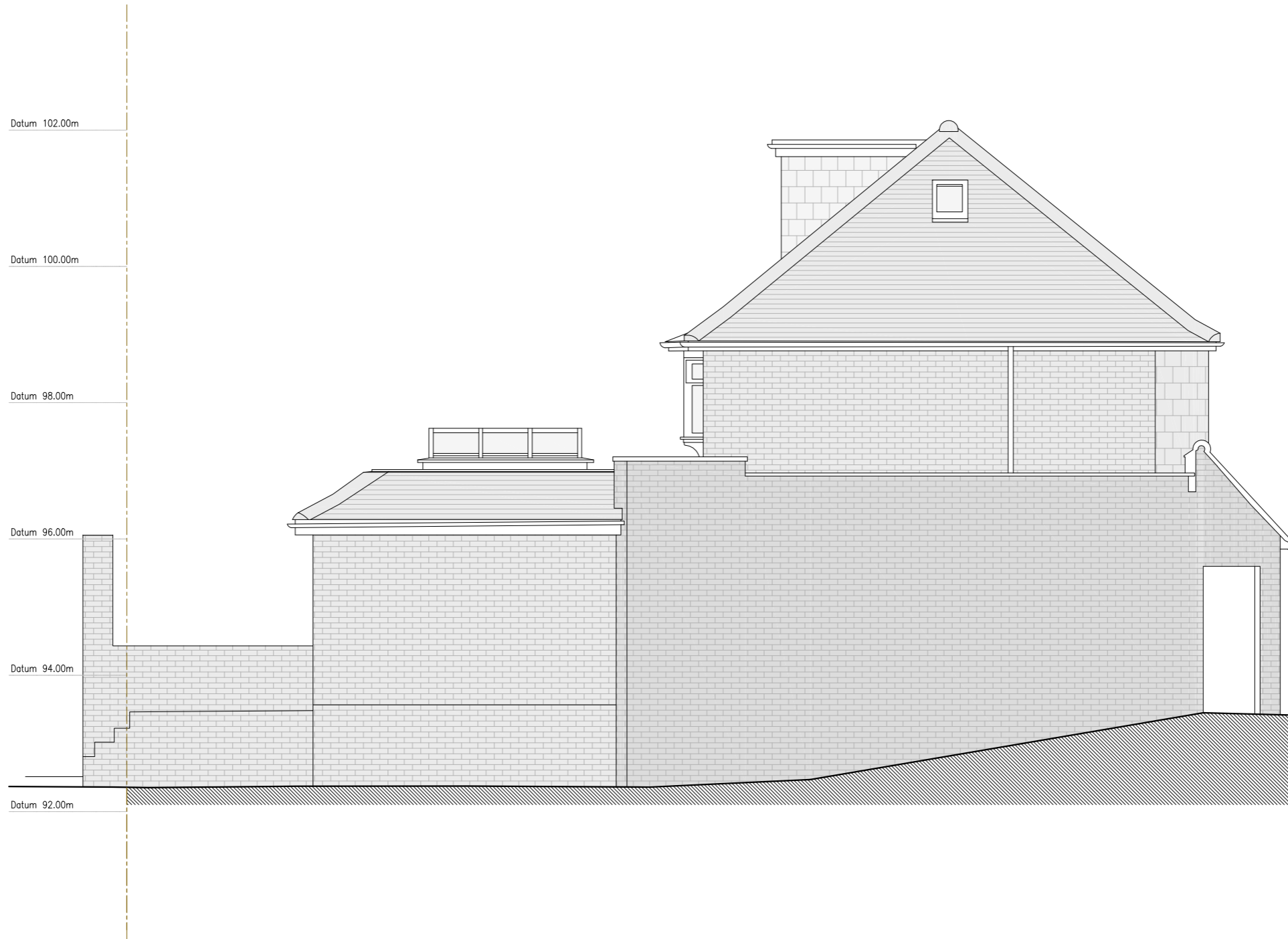
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REAR ELEVATION
EXISTING
SCALE 1:50 | A2
FEBRUARY 2023

2204.031





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SIDE ELEVATION

EXISTING

SCALE 1:50 | A2

FEBRUARY 2023

2204.032





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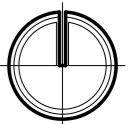
PROJECT:
House Remodeling
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London
EN4 0NU

SIDE ELEVATION
EXISTING
SCALE 1:50 | A2
FEBRUARY 2023

2204.033



PROPOSED DRAWINGS



BURSTON ARCHITECTS

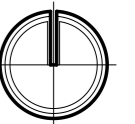
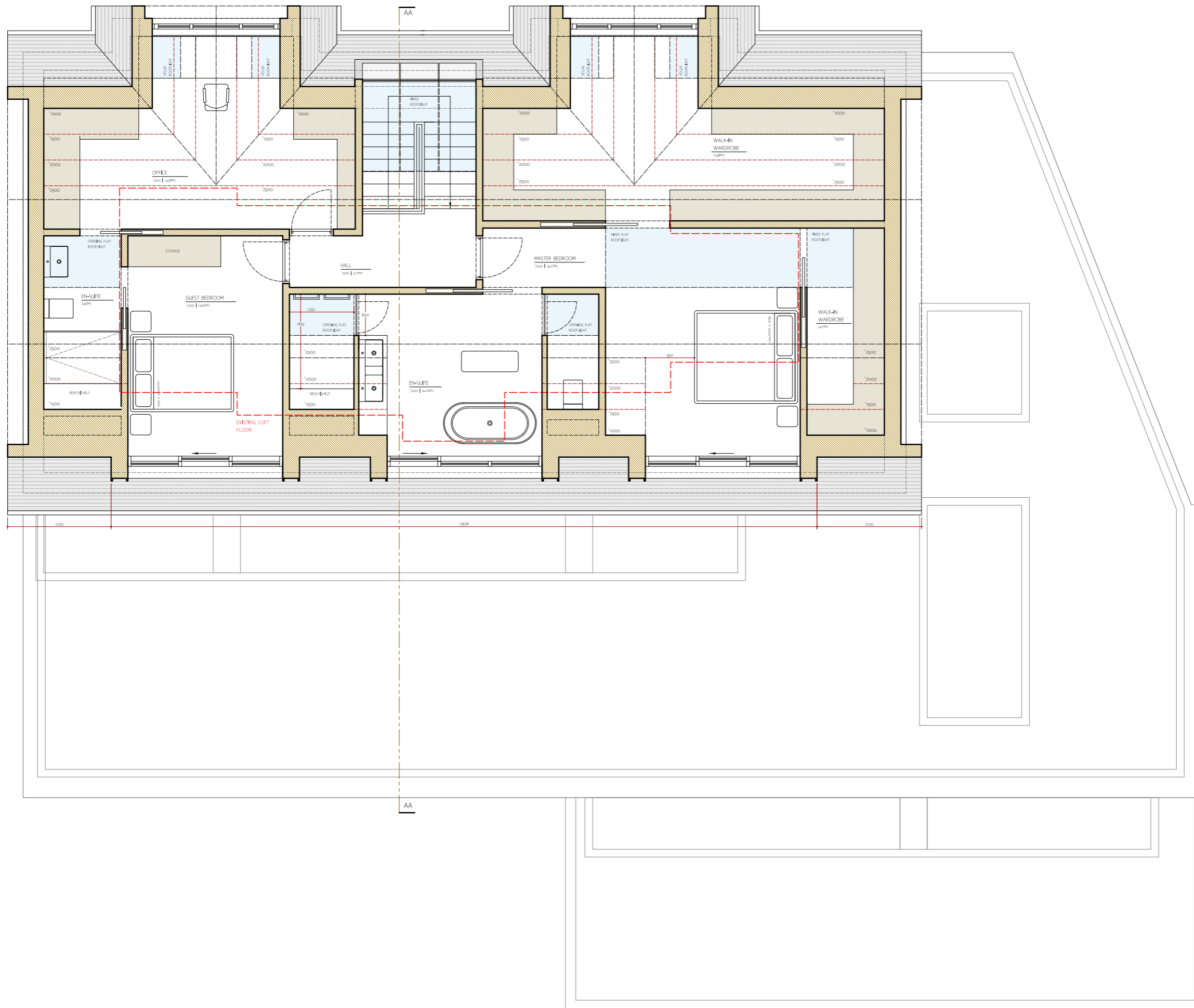
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 House Remodelling
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FIRST FLOOR
 PROPOSED
 SCALE 1:50 | A2
 NOVEMBER 2023

2204.051





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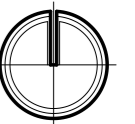
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LOFT FLOOR
PROPOSED
SCALE 1:50 | A2
NOVEMBER 2023

2204.052





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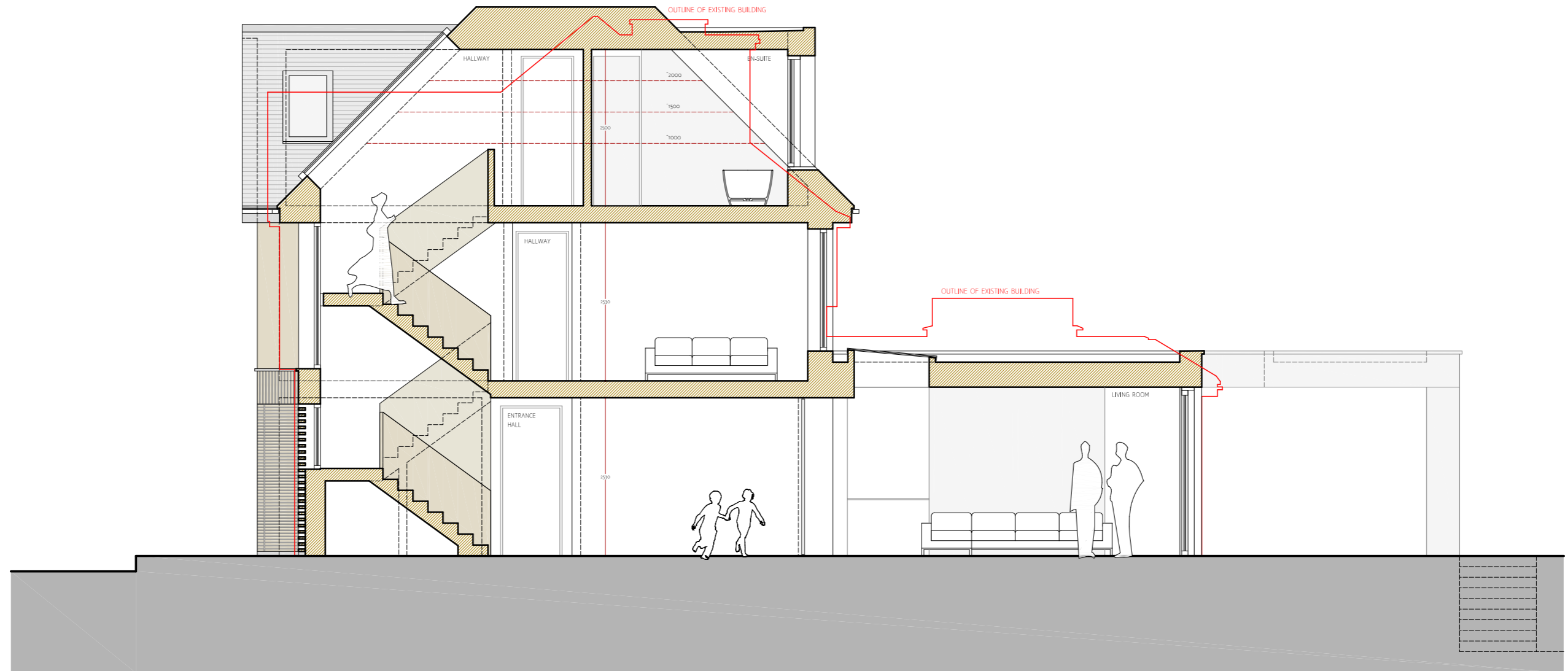
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ROOF PLAN
 PROPOSED
 SCALE 1:50 | A2
 NOVEMBER 2023

2204.053





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31 Broadgate Avenue
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SECTION AA
PROPOSED
SCALE 1:50 | A2
NOVEMBER 2023

2204.060





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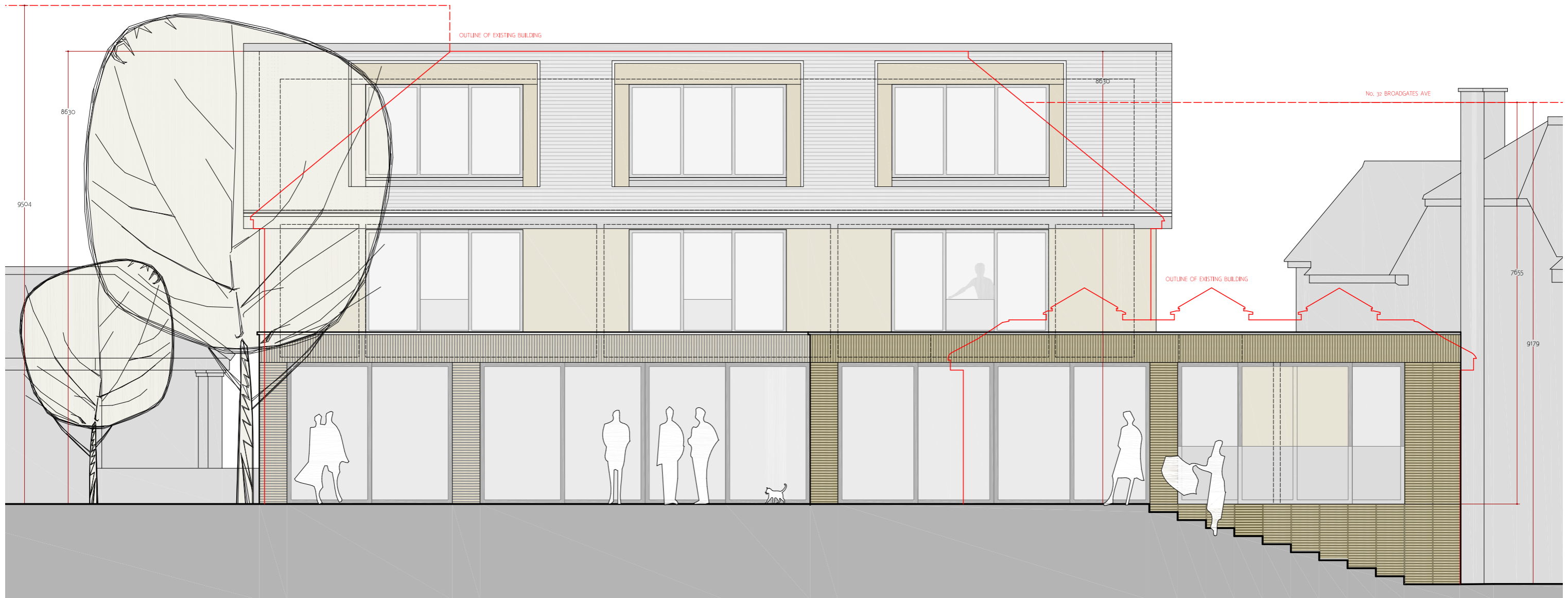
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EN4 0NU

FRONT ELEVATION
PROPOSED
SCALE 1:50 | A2
NOVEMBER 2023

2204.070





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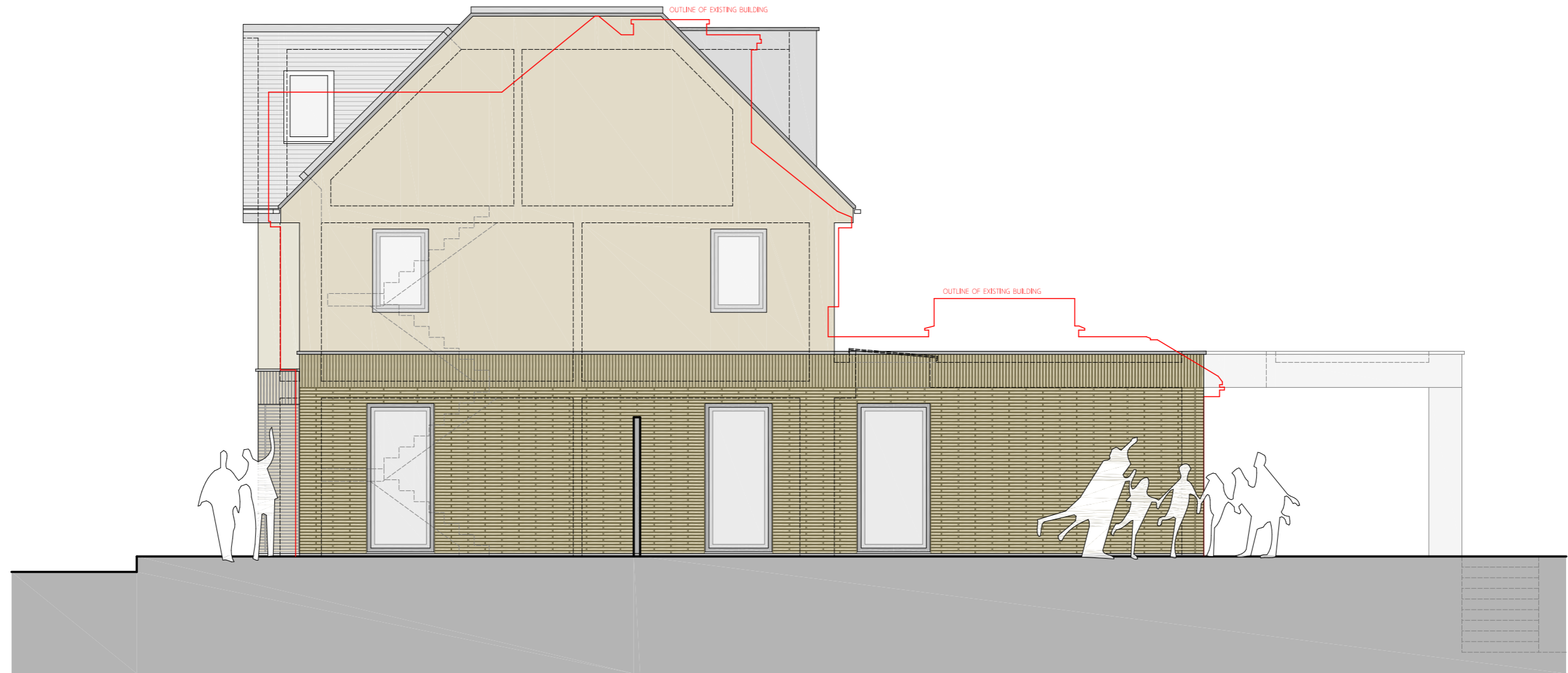
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PROJECT:
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REAR ELEVATION
PROPOSED
SCALE 1:50 | A2
NOVEMBER 2023

2204.071





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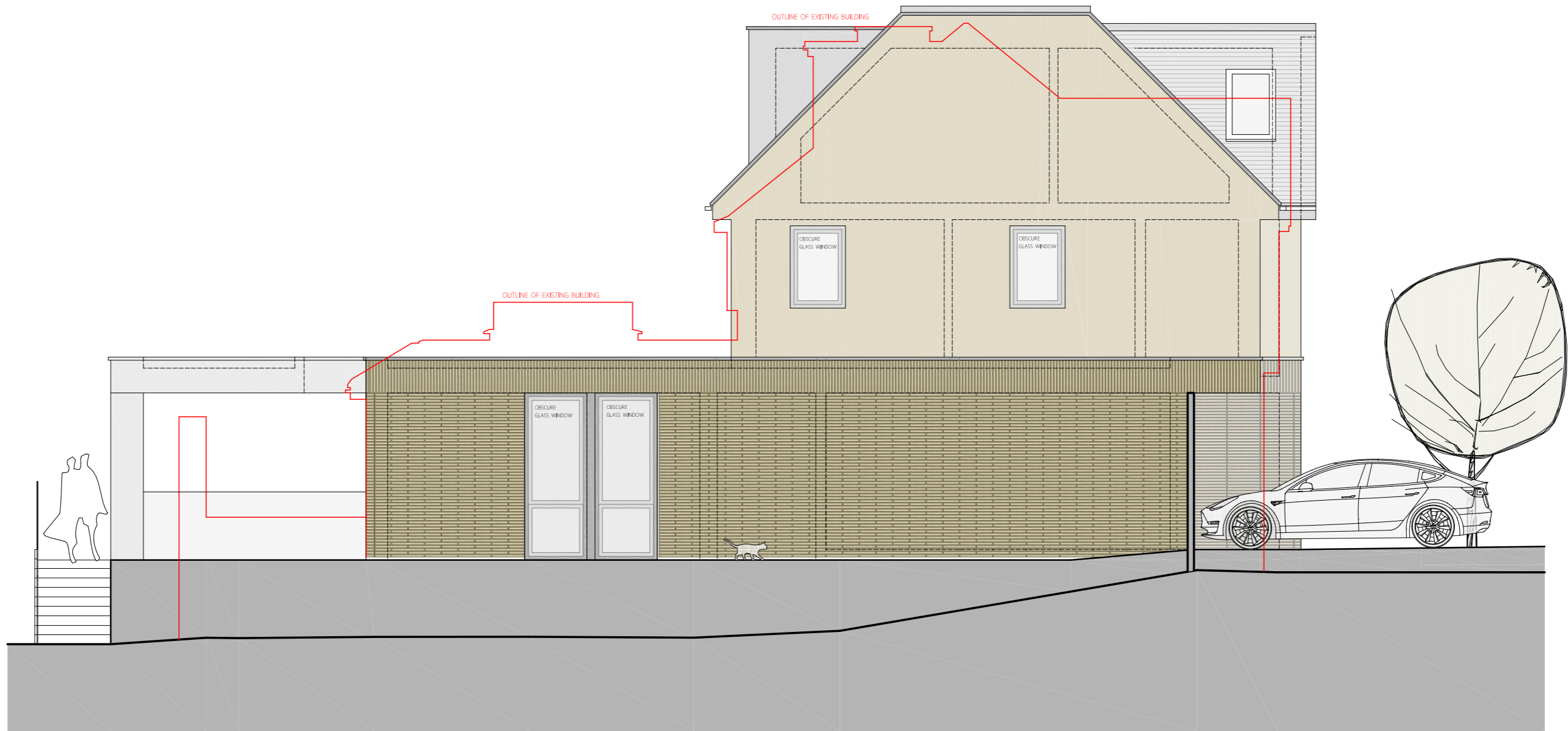
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EN4 6NU

SIDE ELEVATION
PROPOSED
SCALE 1:50 | A2
NOVEMBER 2023

2204.072





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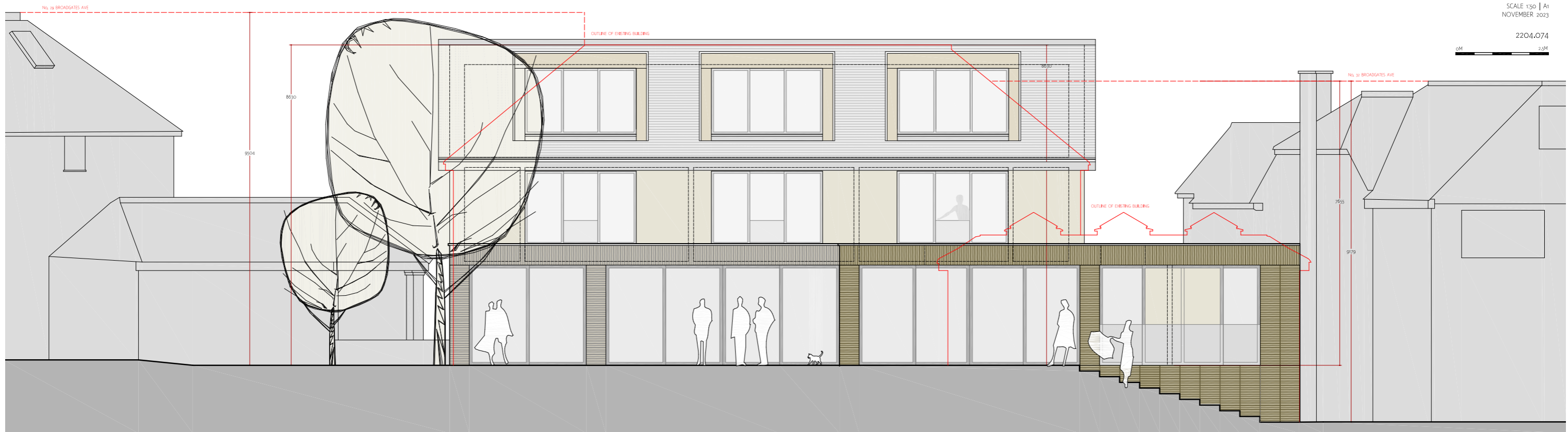
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SIDE ELEVATION
 PROPOSED
 SCALE 1:50 | A2
 NOVEMBER 2023

2204.073





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ELEVATIONS
 PROPOSED
 SCALE: 1:50 | A1
 NOVEMBER 2023

2204.074

