

Design and Access Statement for Proposed New House on Land opposite 1 Mount View, Enfield EN2 8LE

Use

The existing site is currently a vacant piece of land within the ownership of the applicant who also owns 1 Mount View an end of terrace town house style property opposite the land on the other side of the road.

Planning permission for a new house was granted in April 2018 application ref 18/00377/FUL, this application incorporates some minor alterations to the approved scheme, including the provision of photovoltaic panels on the roof for sustainability.

The land is bordered by Mount View to the North, the rear gardens of 10 and 11 High Oaks to the South and 2c Oak Avenue to the West.

The site is steeply sloping as can be seen from the photos below and the ground will be excavated for the construction.



The new house will be on three floors with a lower ground floor, ground floor and first floor. The lower ground floor will contain the main living space in the form of a large open plan kitchen and lounge with bi folding doors to the rear and side elevations.

The ground floor will contain two bedrooms, both with en-suite bathrooms and one with a dressing room and the first floor has the master bedroom and one other bedroom both with en-suites and dressing rooms. The master bedroom has a balcony with sliding folding doors. The balcony has been set into the elevation to prevent any possibility of overlooking.

The rear of the house is positioned 3.9m from the rear boundary at the tightest point and 6.5m from the boundary at the furthest point. 2C Oak Avenue is positioned in

excess of 40m from the rear boundary and therefore there will be no overlooking of this property.

First floor windows on the side elevations will be obscure glazed and non-opening below 1.7m from floor level.

A fixed panel feature window to light the staircase extends from ground to first floor on the side elevation facing Mount View and will also be obscure glazed.

The design and orientation of the development has been maintained as per the approved drawings.

The architectural style that was approved originally has been kept with this latest application.

The orientation of the house on the site limits any possible overlooking, the front and rear elevations do not directly overlook any other buildings and the first floor side elevation windows are obscure glazed and non-opening below 1.7m from finished floor levels. The interior has been designed so that none of the side elevation windows serve habitable rooms. The way the proposed house will be set down into the site also limits any possibility of overlooking.

The paved pedestrian path from Mount View to the main entrance has been maintained.

The boundary position is now established with a fence and is shown on the drawings, the site and the block plan.

The bin store is at the front of the site and the secure bike storage is positioned in the rear garden at lower ground floor level

It is noted that comments were received by the planning officer regarding the metal railings on top of the retaining wall and whether they would be able to retain a vehicle. The retaining wall itself is 1.1m high and will be engineer designed to prevent a car travelling at the expected slow speed from falling into the adjacent garden. The railings are 670mm high and are only to provide additional screening.

Scale drawings of the elevations of the bin store and Asgard cycle store are included on the drawings.

The street scene drawing included with the application indicates the proposed new house in relation to No 1 Mount View

Planting and a key to the plants is shown to both side boundaries to soften the appearance and also assist with rainwater drainage.

Levels are also included on the drawings.

A SuDS assessment is included with this application on the advice of the Planning Officer and this has been formulated by Nimbus Engineering who have discussed the proposals at length with Jamie Kukadia of the SuDS department who has agreed them.

The height of the existing fence between the site and the rear gardens of Nos 10 and 11 High Oaks will be maintained thus screening the gardens from the new house.

The bi-folding doors at lower ground floor will be obscured from the No 11 High Oaks by the fence so will not result in any overlooking of the house or garden. No 11 High Oaks is approximately 27m from the site at the closest point and No 10 is approximately 30m from the site at the closest point so the proposal will not impact on either of these properties

The design is of high quality and has architectural features, which differentiate the building from those surrounding it while still maintaining a style that is replicated elsewhere in the vicinity, the inclusion of photovoltaic panels on the roof will assist with the sustainability of the project and permeable hardstanding will be included to assist with sustainable drainage.

The proposed house has been designed taking into account factors relating to the 'arrival' at the building and the 'home as a place of retreat' as stated in the London Plan. The new house exceeds the dwelling space standards of the London Plan, has adequately sized rooms and convenient and efficient room layouts. The house will provide a Lifetime Home and if approved will be of sustainable construction in compliance with all the requirements of the Building Regulations.

The GIA of the property is 229.09m², which is in excess of that required for a four bedroom 8 person house under the London Plan.

The site has been left for too long untended and the proposal will improve the appearance of the site and the locality generally removing the out of control vegetation, which is only cut back every couple of years and replacing it with a building of high quality design with grass to the rear of the property and planting along the two side boundaries, which will be regularly maintained.

A vehicle crossover is proposed onto Mount View, which as far as the client is aware is a Council maintained road.

The proposed parking space at the front is 2.4m x 5m as required by the Traffic and Transportation Department.

Visibility splays are demonstrated on the drawing as requested by Traffic and Transportation.

An electric charging point is provided to the front elevation as required by the London Plan.

A new paved pathway is provided from the site entrance in Mount View to the house. Ramped access is provided to the front door for wheelchair access and the ground floor has a wheelchair accessible bathroom.