

# Design and Access Statement

for

**New vehicle crossover**

at

**5 Wilson Street, Winchmore Hill N21 1BP**

**Within Winchmore Hill conservation area**



Prepared by Capital Architectural Design – Apr 2021

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## **INTRODUCTION**

This application seeks approval new vehicle crossover for No. 5 Wilson Street, Winchmore Hill N21 1BP to enable electric charging of a vehicle off road. This is a revised application following an unsuccessful application in 2017 (ref - 17/05291/FUL). Since the first application the property has been extensively renovated under the planning application ref 19/00121/HOU and ref 19/04241/HOU.

## **USE**

The property sits near the end of Wilson Street, which is a small dead end turning off The Green in Winchmore Hill. The property lies within the Winchmore Hill Conservation area and as such a full planning application is required before the crossover application can be made.

## **AMOUNT**

The proposals look to create a 2.6m wide access way from the highway to the property. A single parking space is required to enable the electric car that is already owned by the applicant can be charged. The parking space will be a minimum of 4.8m deep and will ensure that the vehicle is completely parked off the road with no part of it protruding across the pavement. The gardens of the houses in Wilson Street have very small front gardens except for No. 5, which was traditionally used to park the owners cart originally. The front garden boundaries vary from timber picket fences, wrought iron railings, brick dwarf wall and in some cases no boundary treatment. There is no consistency in front boundary treatments in Wilson Street, the garden wall and picket gate at No. 5 are not original to the property, attached are photos that show it was not in existence until the 1960's.

## **LAYOUT**

Wilson Street is a very narrow dead end street with residents parking to one side of the road and only just enough space to pass to the other. The road itself is only 5.5m wide outside the application property. The hard standing proposed for the parking space will be constructed of sustainable paving as per planning guidelines with the electric charging point being located on the side wall of the property. The electric charging point has already been installed but can't be used as trailing cables across the pavement are a trip hazard. The nearest electric charging points to the property are a considerable distance away in Sainsbury's, Winchmore Hill and Waitrose, Winchmore Hill, neither are open 24 hours a day and are subject to use by patrons only.

## **SCALE**

The minimum amount of front garden is being taken up with the proposed parking space with the remaining front garden containing planting and a path to the side and front doors. The amount of remaining garden still considerably exceeds that of the other properties in Wilson Street. The existing garden wall to the front can either be retained, changed to a picket fence to match the majority of the others or removed completely in line with what was there originally (see photos).

## **LANDSCAPING**

The existing landscaping which consists of a few scrappy bushes and some low level planting will be upgraded to the front and down the side of the flank wall. This will enhance the street scene at this end of the road, where greenery is minimal.

## **APPEARANCE**

We feel that the proposals will have a minimal impact on the appearance of the cottage and will have the advantage of giving the property a parking space, freeing up a residents permit space and adding an electric charging facility to the property in line with Enfield Green Policies.

## **ACCESS**

Vehicular access will be via Wilson Street, pedestrian access will remain via the timber picket gate and clay tile pathway to the front door.

## **GENERAL**

There is parking along Wilson Street the side where the houses are, this is a continuous bay (i.e. not split into individual single car bays) this will only be reduced by 2.6m which is less than half the standard 6m parallel parking space and would result in one less car being on the road. There is no street furniture around the area of the proposed drop kerb and maneuvering in and out of the parking area will not be difficult as the road is a dead end, so has minimal traffic movements. We have included a low white painted timber picket fence gate to the front to replace the low brick wall; this will enhance the front elevation and match the picket fences found on multiple front gardens further up Wilson Street. The proposed car will be parked fully into the proposed new driveway, so it will not be able to be seen from up or down the road.

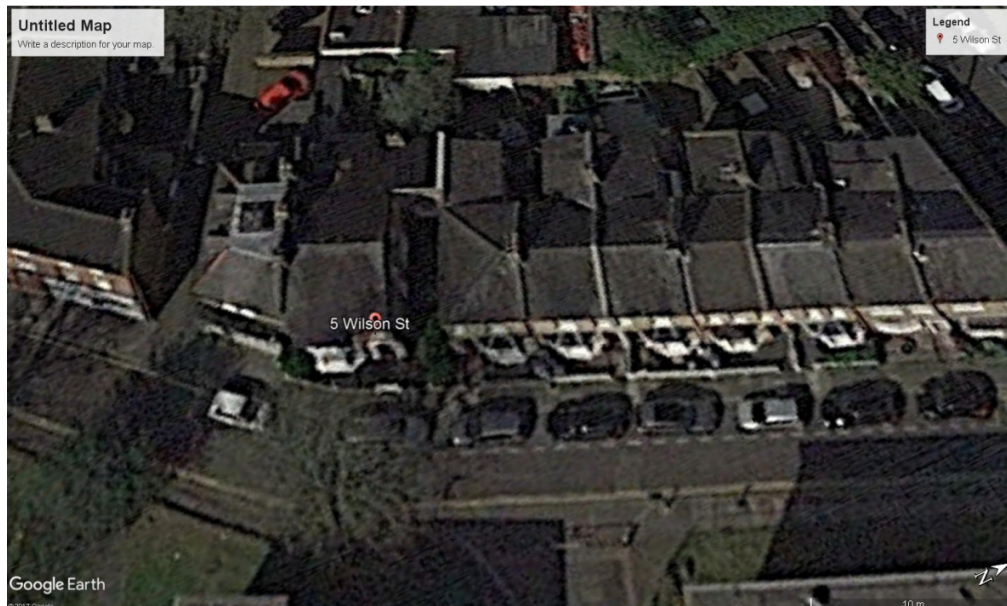
## APPENDIX A – Existing Photographs



Front garden wall and picket gate



Existing path to side access



5 Wilson street aerial view



**Wilson Street in the late 1800's showing the original timber picket fences**



**An interwar aerial photo of Wilson Street, showing no front wall to No. 5**



**Photo showing the front garden wall in place in 1960's when it was still Pavey's builders**



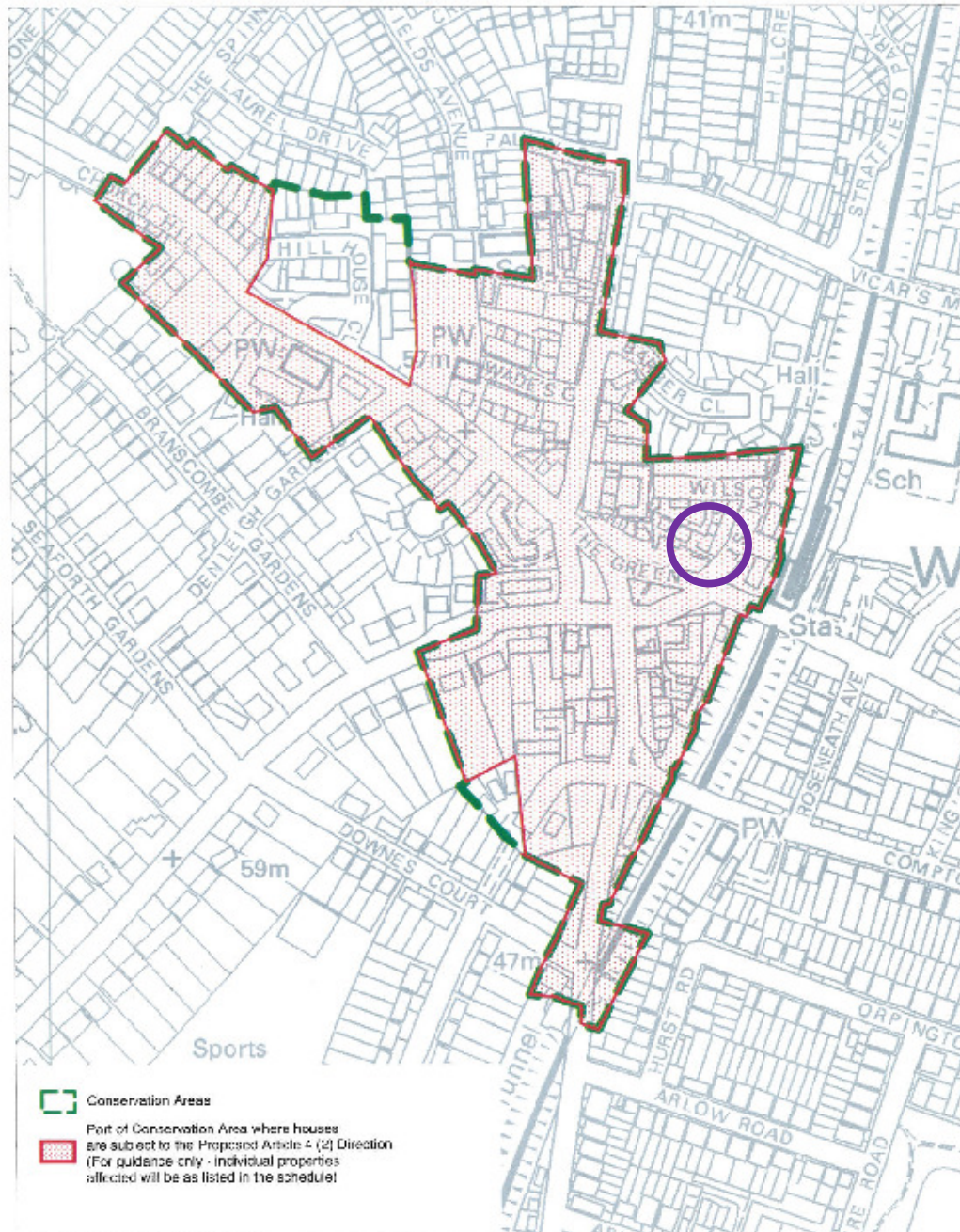
**Photos showing the inconsistency of front boundary treatments in Wilson Street**





**Photo of the pavement outside 5 Wilson Street, showing no street furniture**

## APPENDIX B – Conservation area map

### The London Borough of Enfield Council (Conservation Areas) Article 4 (2) Direction 2006 Plan 11. Winchmore Hill Conservation Areas



-  Conservation Areas
-  Part of Conservation Area where houses are subject to the Proposed Article 4 (2) Direction (For guidance only - individual properties affected will be as listed in the schedule)

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