

Heritage Statement
for
Proposed new vehicle crossover
to allow for electric car charging
at
5 Wilson Street, Enfield N21 1BP

Within The Winchmore Hill & Vicars Moor Lane Conservation Area, Enfield



Prepared by Capital Architectural Design – Dec 2017

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INTRODUCTION

This Heritage statement sets out the justification for the proposed new vehicle crossover at No. 5 Wilson Street, Winchmore Hill, N21 1BP

The application property was built between 1868 and 1896 and is listed in the conservation area character appraisal as making a positive contribution to the area.

The cottage has an unusual layout with two staircases serving the first floor with a number of first rooms with various uses and a kitchen living room and dining room at ground floor level with an outbuilding partly used for a utility room and partly as a garden store and workshop in a small rear garden.

The application seeks permission to turn a small part of the front garden into a parking space for a vehicle to allow for electric charging to take place. Wilson Street is very narrow (only 5.5m wide) and has residents parking bay immediately in front of the property. A small dwarf wall exists to the front garden with a timber picket fence type gate leading to the front door of the property. The front garden is currently partly planted with shrubs and bushes and partly laid to concrete and clay tiles paths. The garden has not been maintained well.

IMPACT ON CONSERVATION AREA

The proposals include laying a small part of the front garden in permeable paving to allow for a car to park fully off the road. The parking area allocated is 4.8m long by 2.6m wide and has an electric charging point fixed to the flank wall to charge the car. The front garden covers approximately 40m² and it is proposed to change just 12.5m² of this area to be permeable paving for the parking of a vehicle with the remaining 27.5m² of garden area being retained as pathway or planting.

The proposals include to remove a small part of the front garden wall (2.6m in length) to allow for the car to park, with the ends finished with a post to match the existing.

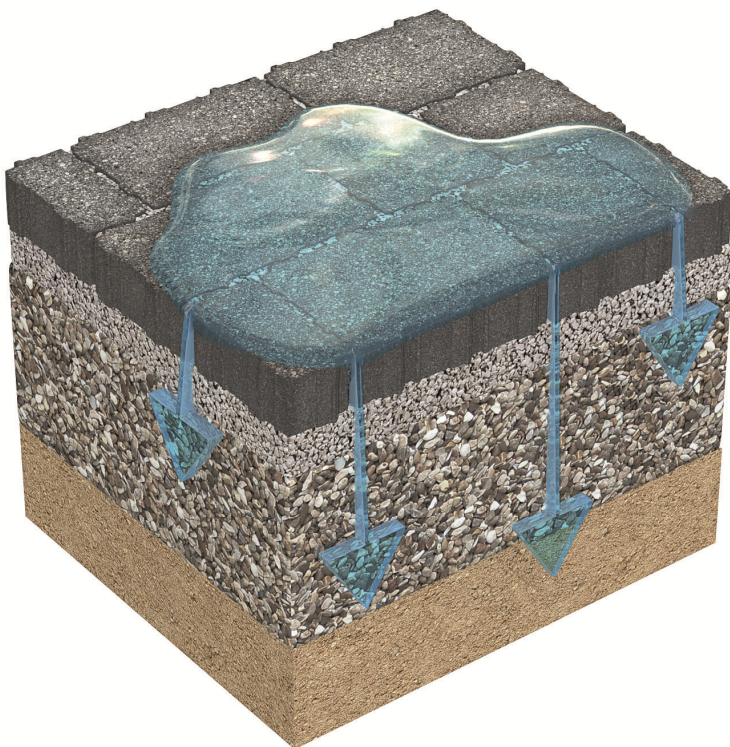
The type of permeable paving will be Marshalls Drivesett Argent Priora Permeable Block Paving <https://www.marshalls.co.uk/homeowners/view-drivesett-argent-priora-permeable-block-paving>

The above block paving is available in three sizes, 240mm x 160mm, 160mm x 160mm and 80mm x 160mm (all 60mm thick) these will be laid in a random pattern to create a traditional look similar to using granite setts. Permeable block paving has been specified as there is not surface or foul water drainage to the front of the property and as such connecting an acco type drainage channel to the front is not possible.

There is no specific reference to Wilson Street and parking or the loss of front gardens; however the character appraisal does mention that many front gardens have been lost in the conservation area. By only using the minimum area required for the parking bay and the fact that none of the other properties in Wilson Street have front gardens large enough to convert to parking bays we feel the impact is minimal and will not have a detrimental effect of the conversation area as a whole.

The property is not in a flood plain.

The drawings accompanying the application detail the existing and proposed layouts of the front garden and have a section through the parking bay showing the method of construction. Below is a section through the paving showing how the rainwater is dissipated through the paving system.



Accompanying the application are appendix showing the details of the paving proposed and the conservation area map showing the site.

APPENDIX A – Existing Photographs



Planting area and path to side door



Path to side door and front garden wall



Front step and path tiling



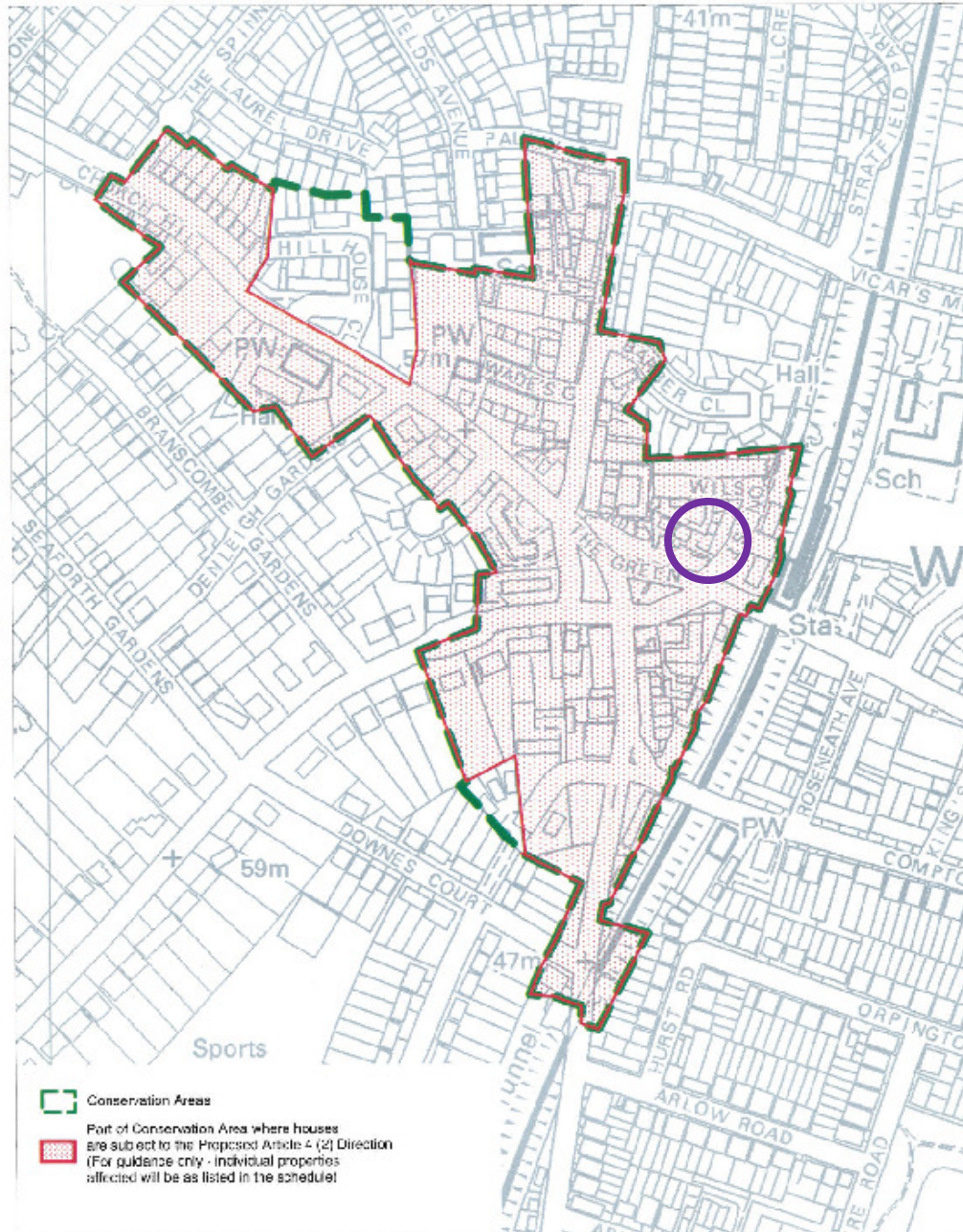
Proposed parking area





Front garden wall to be retained

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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File Ref: 5458v2 W-III
Scale: 1:3500
Date: 22/12/2005

APPENDIX C – Marshalls paving installation guide and specification