

London Borough of Enfield  
**26 Cecil Road**

# DESIGN & ACCESS STATEMENT

June 2021



**Shepherd Epstein Hunter**  
People Function Form

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This report was produced by Shepherd Epstein Hunter for London Borough of Enfield.

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## CONTENTS

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- 1 INTRODUCTION & SITE CONTEXT**
  - 1.1 INTRODUCTION
  - 1.2 CONSULTANT TEAM
  - 1.3 SITE LOCATION
  - 1.4 SITE DESCRIPTION
  - 1.5 WIDER SITE CONTEXT
  - 1.6 SITE ANALYSIS
  - 1.7 SITE TOPOGRAPHY
  
- 2 EXISTING SITE & PLANNING CONTEXT**
  - 2.1 FLOOD RISK
  - 2.2 SITE CONSTRAINTS
  - 2.3 ACCESS AND PLANNING CONNECTIONS
  - 2.4 PLANNING INFORMATION
  - 2.5 PLANNING HISTORY
  
- 3 DESIGN DEVELOPMENT**
  - 3.1 DESIGN APPROACH
  - 3.2 FINAL OPTION
  
- 4 PROPOSED SCHEME**
  - 4.1 CONCEPT
  - 4.2 AMOUNT & USE
  - 4.3 DESIGN
  - 4.4 AMENITY
  - 4.5 MATERIALS
  - 4.6 ACCESSIBILITY
  - 4.7 CONCLUSION
  
- 5 APPENDIX**

# 1

## INTRODUCTION & SITE CONTEXT

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Aerial view showing the site in context



## 1.1 INTRODUCTION

This Design & Access Statement has been prepared in support of a Planning Application for a residential development at 26 Cecil Road, Enfield, London, EN2 6TG.

This application is for a proposed development which comprises the demolition of the existing family dwelling and the construction of a three storey with a set back fourth storey residential block consisting of 8 units with secured access from Cecil Road and associated landscaping works with provision for refuse store, cycle spaces and an accessible visitor parking space. The proposal provides a mix of dwelling types suitable for individuals, couples and families comprising of 1, 2 & 3 bedroom units with private amenity space per dwelling.

The purpose of this Design & Access Statement is to provide background information to the design proposal and explain how it evolved and should be read in conjunction with the other information and drawings submitted as part of the application.

The scheme has been carefully designed to respond to its environment and urban context. The balance of accommodation, footprint, amenity space and building height have been thoroughly considered, as has the architectural detail and language, to deliver a scheme that can meet the strategic requirements of the local authority and provide a good quality development. The development offers a sensitively designed, high quality built environment, meeting local and national aspirations for sustainability, character and contributing to the high quality developments being built in and around the Enfield district.

## 1.2 CONSULTANT TEAM

Client/Developer: Glenthorne Group

Architect: Shepherd Epstein Hunter

Heritage Consultant: Michael Copeman

## 1.3 SITE LOCATION

The application site lies on the north side of Cecil Road (A110) close to Enfield town centre with the Palace Exchange Shopping Centre and multi-storey car park directly to the north of the site. Situated in between Enfield Town Underground station and Enfield Chase Station, Cecil Road forms a boundary edge dominated by traffic and can be characterised as being a back land service area for the town centre.

To the west of the site, there is the red brick Edwardian Enfield Town Library and contemporary extension completed in 2009 and to the east of the site, is the former telephone exchange building, a Neo-Georgian style building. To the south of Cecil Road are generous semi-detached Edwardian houses with large pitched roofs and generous floor to ceiling heights.

26 Cecil Road and its neighbour, no. 24 on the corner of Sarnsfield Road are unusual in the streetscape as they are not only smaller in scale to the adjoining properties but are the only remaining small-scale houses on the north side of the road and situated amongst predominately civic, commercial and ecclesiastical uses moving further east on Cecil Road. The urban context on the north side therefore could be characterised as being primarily public with the civic buildings such as the library, Baptist Church and the former telephone exchange and the over-bearing Palace Gardens complex behind with residential housing to the south of Cecil Road. In the wider context of Enfield Town, there are a number of properties in a contemporary style with the arrival of Bole Court and the Enfield Community Church located adjacent to it.

The surrounding properties are generally three to four storeys high but with what appears to be generous floor to ceiling heights making them much taller than what is considered an average floor to floor storey height.

The palace exchange directly behind the application site is built to a maximum height of 17.8 meters with the top floor parking level at 13.9 meters. The directly adjacent Telephone Exchange building is built to a height of 13.8 meters and the Library building is 12.7 meters in height.

## 1.4 SITE DESCRIPTION

26 Cecil Road is a single, two storey with loft conversion residential property built around c1920-30 and has remained as such to this date albeit with two small extensions. Although there have been various planning applications granted to convert the property into C1 and D1 use classes, any permissions which were implemented were short term and the property was converted back to C3 use class.

The property itself is almost square in plan, two bays wide, including the front entrance and bow window. It is brick-faced to the ground floor with the extant rough-cast render to the first floor much like neighbouring properties to the opposite side of Cecil Road. The eastern bay is a post-1945 extension, and one or more chimneys were presumably removed when it was added. The elevations of the original section are largely original to the eaves level. The dormers, rear lean-to extension and conservatory are modern. The front garden has been hard-surfaced for parking.

The application site sits within the designated Enfield Town Conservation area and whilst there are some interesting architectural features along this street, 26 Cecil Road has little architectural merit. The library, The modern Free Evangelical Church, Town Park, its gates and Library Green open spaces are all locally listed buildings.





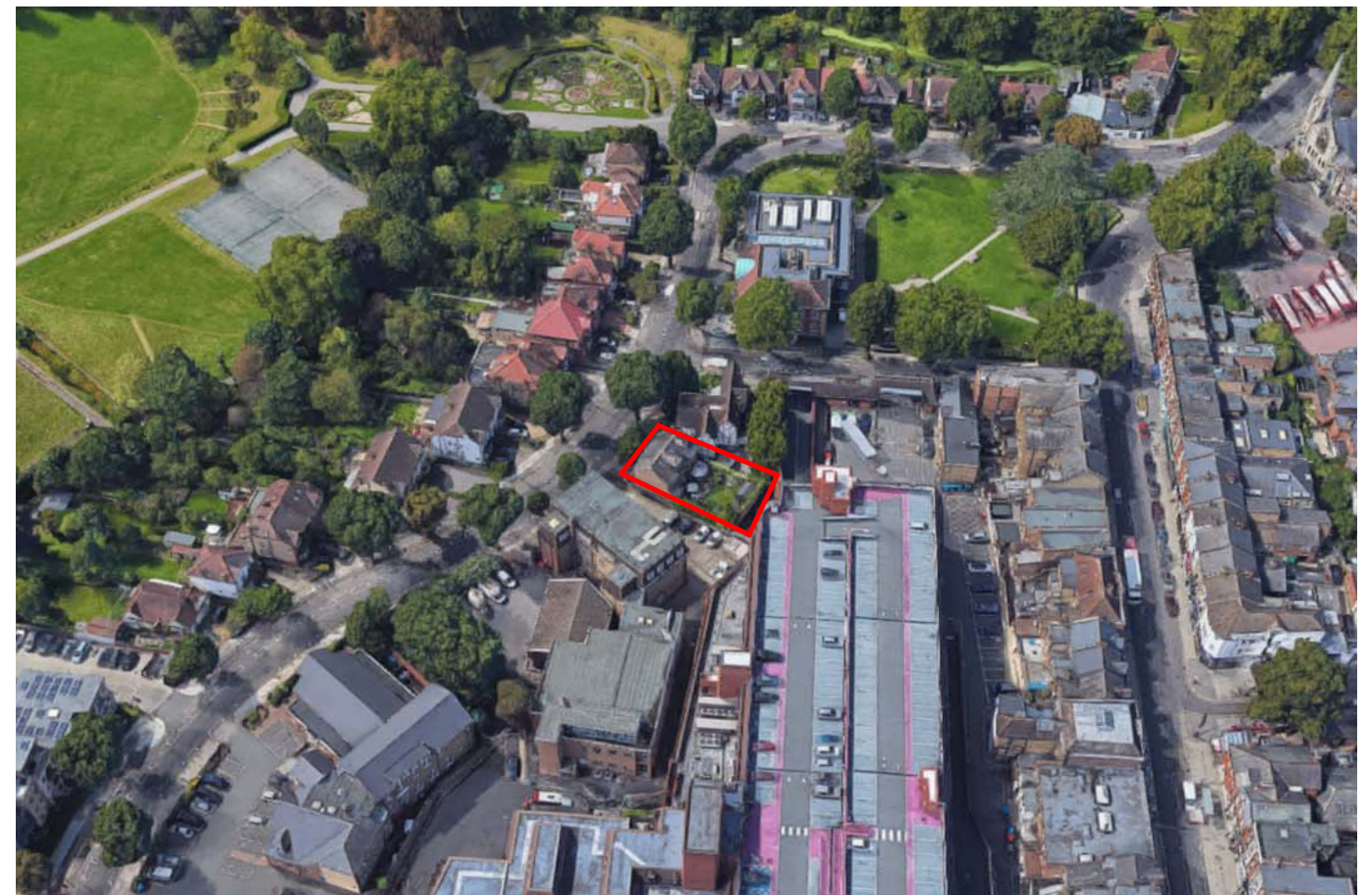
Aerial view from the south



Aerial view from the east



Aerial view from the north

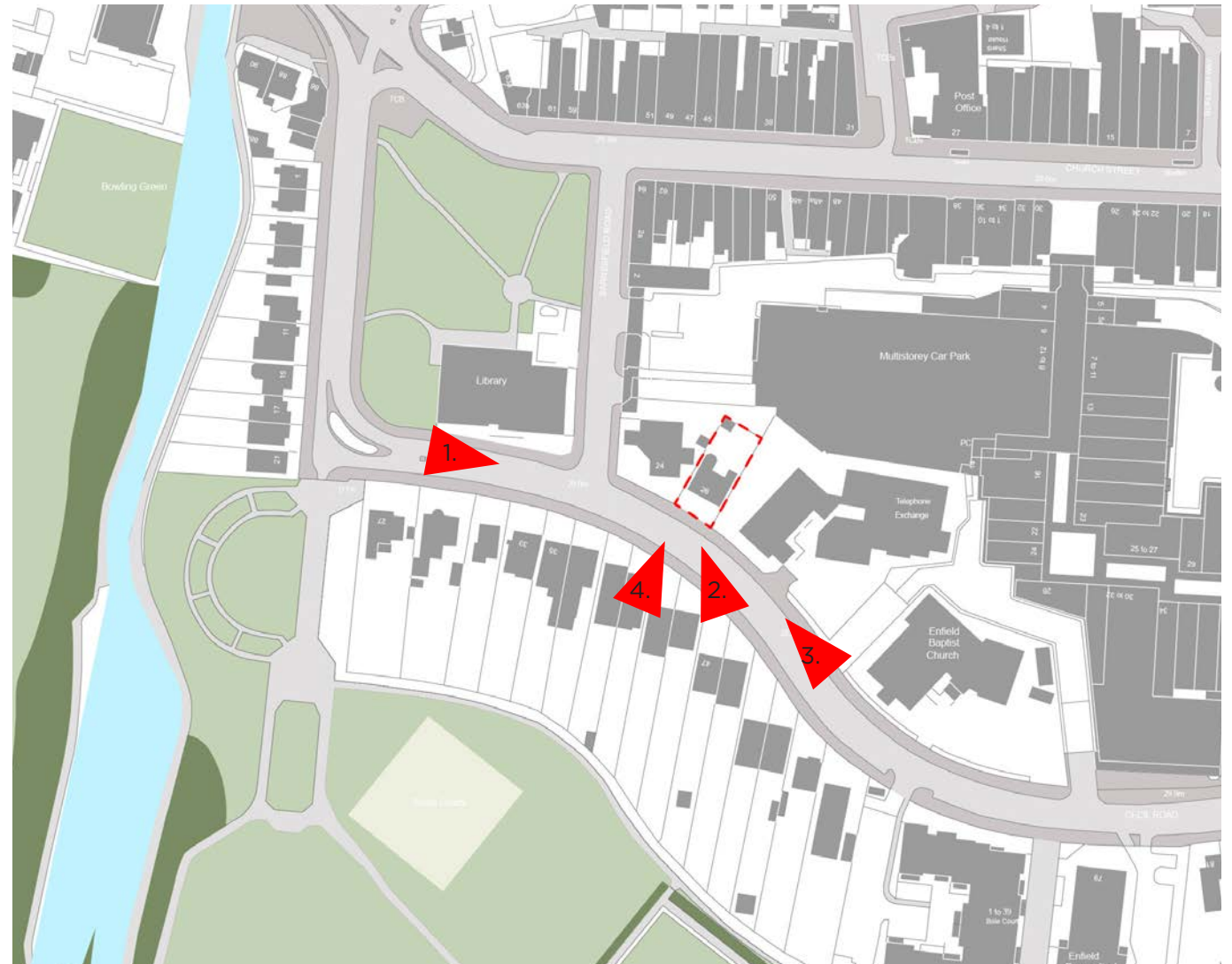


Aerial view from the west





1. Looking East along Cecil Road from the corner of the Town Library



2. Looking East along Cecil Road



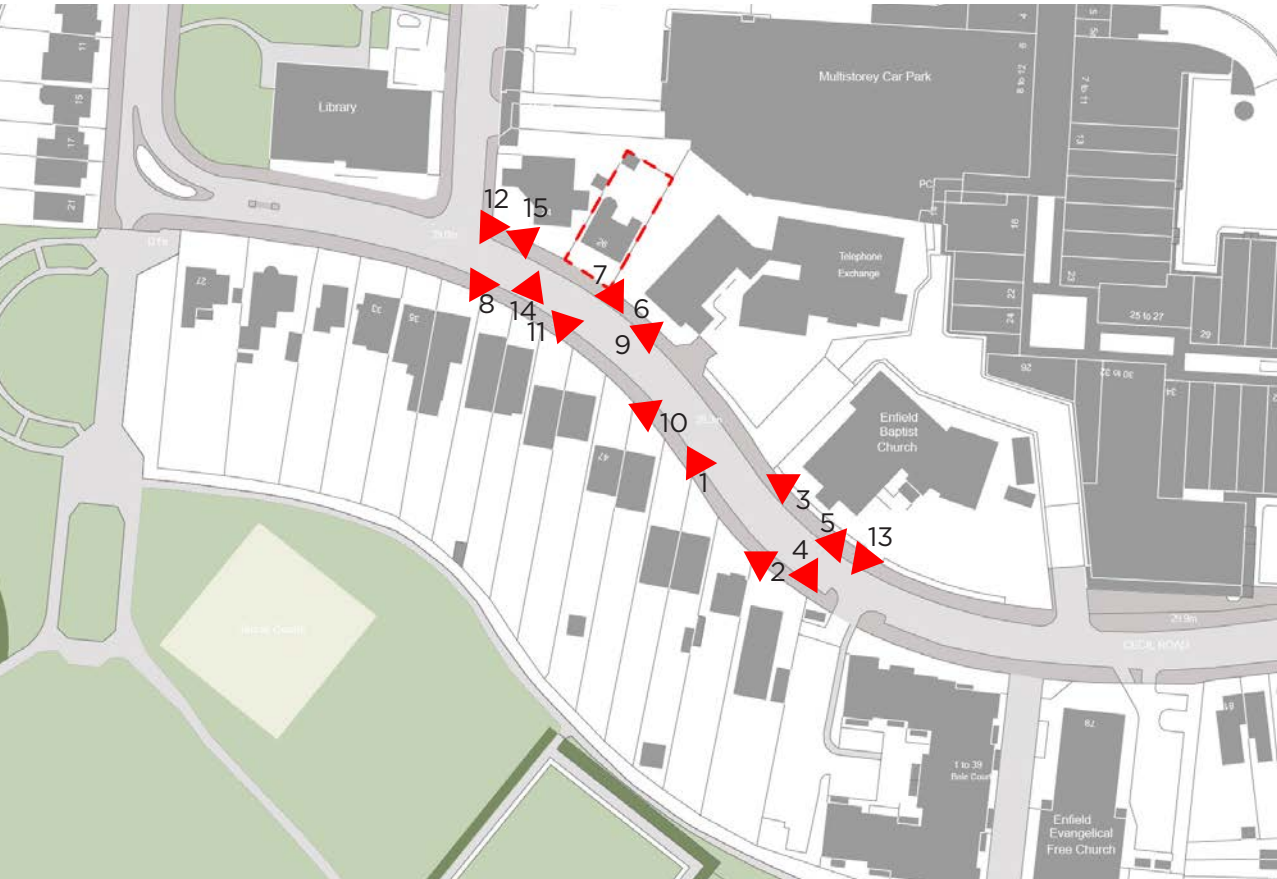
3. Looking West along Cecil Road from the corner of the Telephone Exchange



4. Looking North at 26 Cecil Road



1.5 WIDER SITE CONTEXT



Key Plan



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