



DESIGN & ACCESS STATEMENT

(REVISION B)

Land adjacent to
86 Camlet Way,
Hadley Wood, Barnet,
EN4 0NX

Prepared By:
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On Behalf Of

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1 – INTRODUCTION AND SITE ANALYSIS

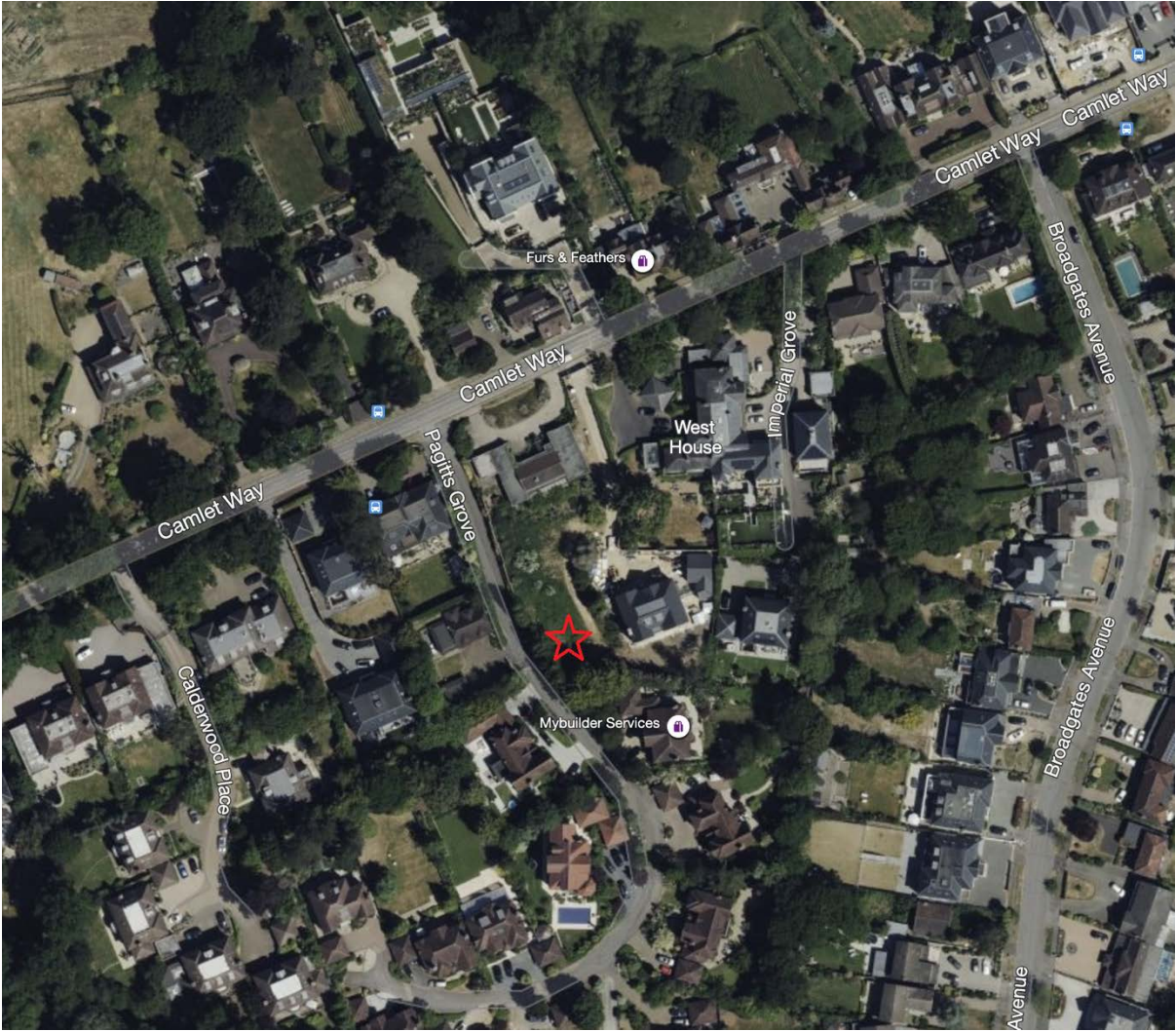
The site is located on the south side of Camlet Way, adjacent to Pagitts Grove, in Hadley Wood. Hadley Wood is a suburb in the north of Greater London, close to the border with Hertfordshire. It is located in the London Borough of Enfield, about 11 miles (17.7 km) north north-west of Charing Cross and is situated close to Barnet.

The site is situated down a private drive accessed from Camlet Way where the site then opens up to right hand side of an existing adjacent dwelling. This is where the new proposal would be sited. The proposal and the existing adjacent dwelling would both share the same existing access. The site falls from North to South locally and the changes in level help this site remain obscure and secluded; again, helped by the existing boundary screening.

The existing driveway from the front of the site (Camlet Way) would then be shared under this proposal, and would also access a generous hardstanding area to the front of the existing dwelling adjacent. The existing adjacent dwelling is not Listed by English Heritage nor situated within a conservation area. It is also not located within the Green Belt and currently site in Flood Zone 1 (Environment Agency). To the north of the site is a recently approved apartment block which is currently under construction.

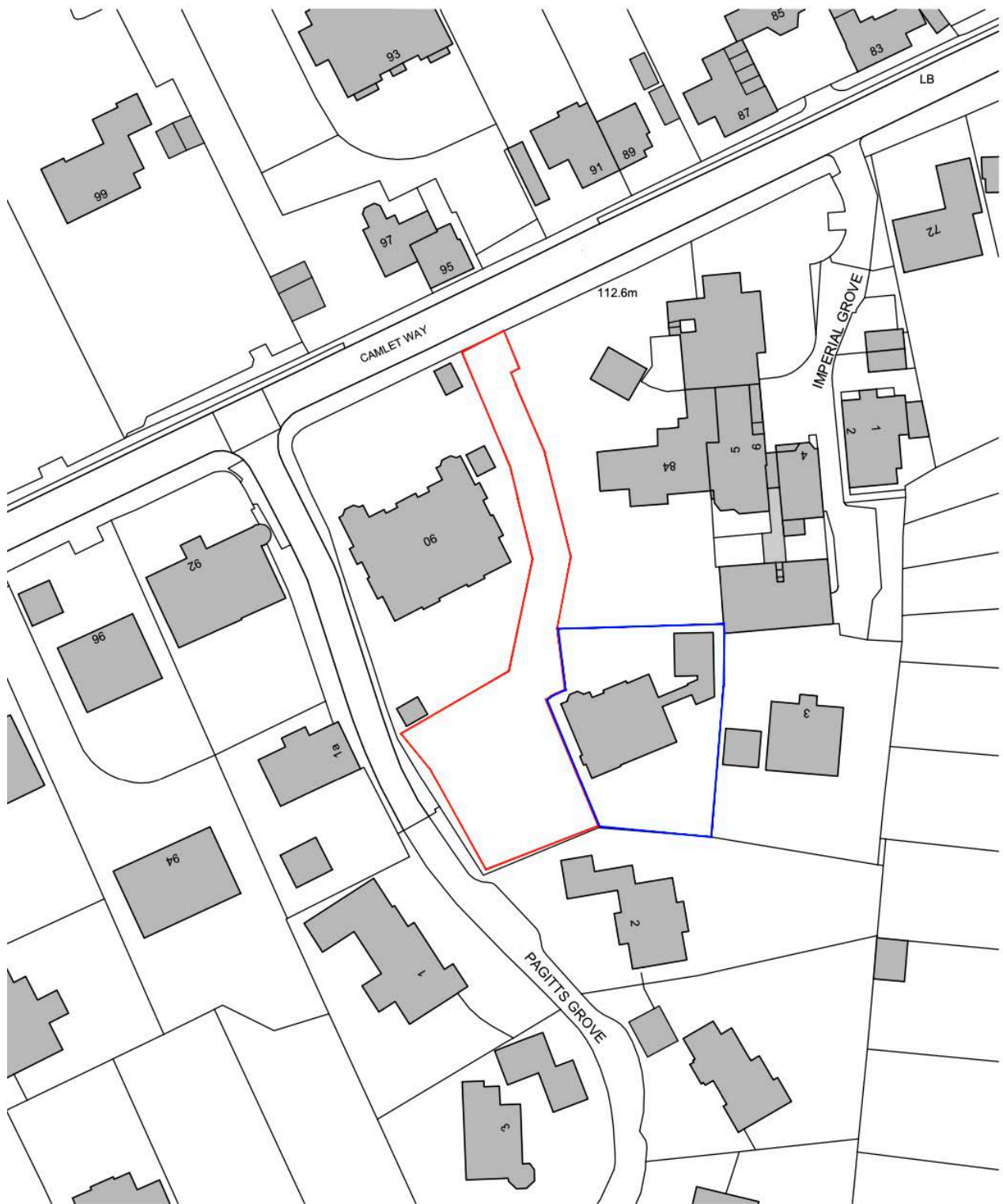
The surrounding area is suburban and residential in character and most of the local development is large-detached dwellings. Along Pagitts Grove and within the local areas there are several locations where similar sized dwellings and within similar sized plots have been approved by the local authority and these have been constructed or are currently under construction. The proposed development is similar in terms of scale and approach to other dwellings in the surrounding area.

The topography of the site is such that the land to the North of the site is higher than that at the rear boundary by approximately 3.1m. The site also differs in levels from the west to the east by approximately 0.5m; however, this is due to the use of an existing retaining wall which masks the falls on site; and could therefore fall from west to east by some 1.6m. The site is also predominantly south facing.



Aerial View of the proposed site

2 – PLANNING HISTORY



The location of the proposed site as outlined in red

Below is the known current planning history for this site. Please note that this relates to the wider site, including the adjacent existing dwelling situated within the blue line above: -

Ref. No: 20/03802/CND (Granted)

Details submitted pursuant to reference 17/04251/FUL: energy performance certificate (4) in respect of minor material amendment to 17/00970/FUL to allow alterations to fenestration of dwelling, details of SuDS, details of cycle parking, construction management, landscaping, materials, energy efficiency, hardstanding and enclosure

Ref. No: 20/02014/NMA (Granted)

Non-material amendment to planning permission ref: 17/00970/FUL as amended by minor material amendment application ref: 17/04251/FUL and non-material amendment application ref:18/00607/NMA to allow addition of 2x rooflights

Ref. No: 18/00432/TPO (Granted)

Works to 1x Cedar covered by Enfield TPO 385/2017:- Crown thin by 25%.

Ref. No: 18/00607/NMA (Granted)

Non-material amendment to 17/04251/FUL to allow installation of single storey glazed link between house and detached double garage.

Ref. No: 17/04251/FUL (Granted)

Minor Material Amendment to 17/00970/FUL to allow alterations to fenestration of dwelling, details of SuDS, details of cycle parking, construction management, landscaping, materials, energy efficiency, hardstanding and enclosure.

Ref. No: 17/00970/FUL (Granted)

Subdivision of the site and erection of a 5-bed detached 2-storey dwellinghouse with accommodation in roof space and rear dormers, rear terrace at first floor level, detached double garage, boundary wall and gates at entrance and access to Camlet Way together with erection of replacement double garage at front to serve no.84 Camlet Way

Ref. No: 16/03549/FUL (Granted)

Subdivision of the site and erection of 1 x 5- bed detached two storey house with accommodation in roof space, rear dormer and rear terrace at first floor level, with detached double garage, boundary wall and gates at entrance and access to Camlet Way involving erection of replacement garage at front of no 84.

Ref. No: 15/04366/FUL (Refused)

Subdivision of site and erection of 2 x 2-storey, 5-bed single family dwellings with integral garage and rooms in roof with side and rear dormer windows, vehicular access and access road from Camlet Way, replacement garage for No. 84 and installation of 1.8m high brick wall and access gates.

We are not aware of any other relevant planning history.

3 – RELEVANT PLANNING POLICY

The following are some of the policies that apply as part of these proposals. Note the below are to be read alongside the planning consultant's report and documentation in the normal manner: -

London Plan 2021

- GG3 – Making Best Use of Land
- GG4 – Delivering Homes that Londoners need

- D4 – Delivering good design
- D5 – Inclusive Design
- D6 – Housing Quality & Standards
- D7 – Accessible Housing
- D12 – Fire Safety
- D14 – Noise

- H1 – Increasing housing supply
- H10 – Housing size mix

- G1 – Green Infrastructure
- G4 – Open Space
- G6 – Biodiversity and access to nature
- G7 – Trees and woodlands

- SI1 – Improving air quality
- SI2 – Minimising greenhouse gas emissions
- SI6 – Digital connectivity infrastructure
- SI12 – Flood risk management
- SI13 – Sustainable Drainage

- T5 – Cycling
- T6 – Car parking
- T6.1 – Car parking
- T7 – Deliveries, servicing, and construction

- DF1 – Delivery of the Plan and Planning Obligations

Other Material Considerations

- National Planning Policy Framework (NPPF) - 2021
- National Planning Practice Guidance
- Housing Supplementary Planning Guidance - 2016
- Enfield Council's draft Local Plan

4 – DESCRIPTION OF THE DEVELOPMENT

Use

The existing adjacent dwelling on the site is currently used as a domestic residential dwelling and this will be retained as part of these proposals being put forward. The new dwelling will also be in the same class use (C3) and sited adjacent to the existing adjacent dwelling. These proposals do not anticipate any day to day uses other than those defined by the above Class use.

Layout

The proposal before you would maintain the existing pattern of development locally, and the proposed dwelling would remain consistent with those adjacent or in the near vicinity. The design of the proposed dwelling is of a very high quality (including proposed materials) to ensure that the new proposed dwelling sits seamlessly within the existing environment. It has also been designed to mimic the existing adjacent residential dwelling that is being retained (mimiced in character only). The building line from the road is also consistent with that of neighbouring and the surrounding properties.

The proposed dwelling will use the existing Binstore which is situated at the front of the property adjacent to the entrance with Camlet Way, whilst the cycle(s) could be situated within the rear garden of the proposed dwelling as would be normal with a new detached dwelling in this locality.



The proposal in context

Private Amenity space has been provided in the form of a private rear garden. The amenity is comparable to that adjacent at 1a Pagitts Grove.

Scale

The scale and the design of the proposal has been concluded following the review of the existing site constraints such as the adjoining property locations, the existing adjoining dwelling, their ridge, bulk, form, levels and the natural constraints of the site.

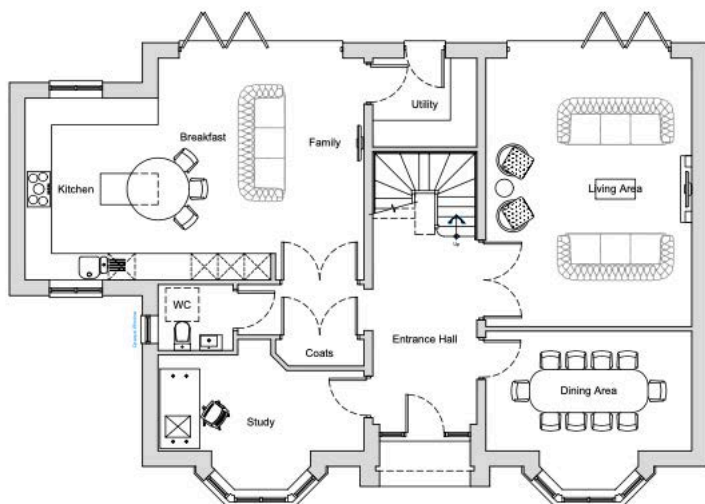
The proposed dwelling is set back from the road in a similar manner to the adjacent properties (see 1a Pagitts Grove opposite) and is therefore in keeping with the existing grain of development. The proposed ridge is also considered to sit below the existing adjacent dwelling and is therefore in keeping with the current lie or fall of the land along Camlet Way and the immediate area. Likewise, the intended built form is of a similar nature to the existing adjacent dwelling.



Proposed Site Plan

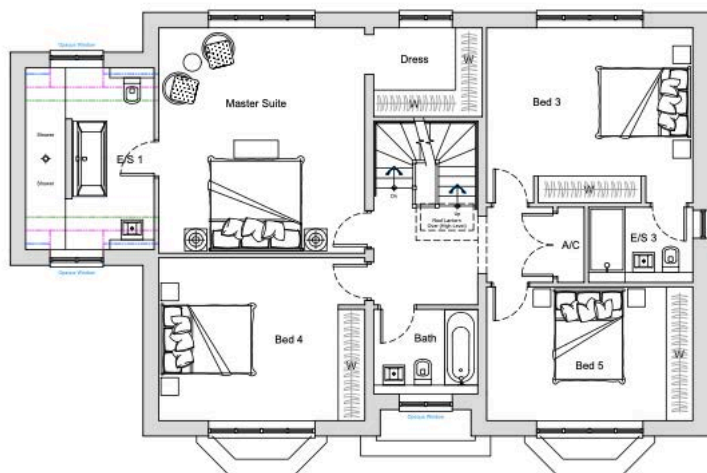
We have used the existing site levels to facilitate the design and whilst also trying to assist any future potential disabled occupants and future day to day occupants too. An example of this is that we have set the Ground Floor level to suit that of a suitable driveway and accessible parking too. Likewise, there is also the potential for both a stepped approach and level approach for various occupant abilities.

Internally the building will comprise accommodation on the ground floor, first floor and also cut within the roof space too.



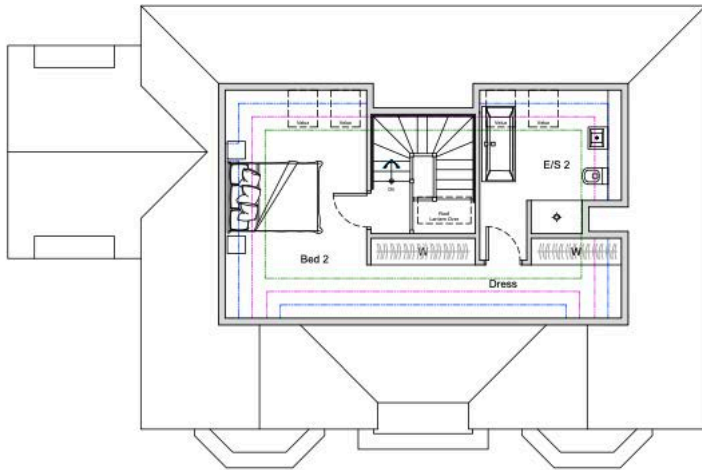
Ground Floor Plan

The ground floor will consist of an entrance hall, Study, Dining Area, Living Area, along with kitchen breakfast areas too. Also, the ground floor has access to a Utility room and entrance level WC as required by building regulations. The main staircase that runs up through the dwelling sits centrally within the dwelling and will get natural light via a lantern at high level.



First Floor Plan

The first floor level will have the Master suite, Beds 3, 4 and Bed 5. This level will have a family bathroom which will serve Bed 4 & Bed 5. The airing cupboard is also situated on this level. The master suite has a generous dressing room and en-suite commensurate with this size property and fully accessible as required.



Second Floor Plan

The second floor level takes up the roof area and appears large in the above image; however, one must take into account the sloping ceiling adjacent and therefore this is a standard size double bedroom with dressing area and en-suite.

The above provides 281.7m² (3,023ft²) GIA of residential accommodation.

A Binstore is situated to the front of the site allowing for operatives to collect waste in the normal manner via an existing access position. The proposed rear garden will contain the proposed cycle storage in line with council policies.

Appearance & Materials

The proposed palette of materials would be in keeping with those found within the local area and all materials will be of a very high quality. It is anticipated that full details of the proposed materials including samples can be secured by condition during the application process. However, it should be noted that it is the intention to use similar materials to those already approved and used on the adjacent existing dwelling.

Likewise, as required by council or national guidelines, permeability will be a key factor in the selection of future materials under these proposals, where materials are relating to external flooring.



Projecting bays have been introduced to the Ground Floor at the front of the proposed dwelling (see below) which help break up the built form and assist in tying the dwelling in appearance terms to the above existing adjacent dwelling. Similar design features are proposed that are similar to the above existing dwelling.



Proposed Front Elevation

Landscaping

The proposed rear garden will be retained as lawn with potentially a small decked area which can be secured by condition (hard and soft landscaping). A new 1.8m high timber fence will separate the site from the existing properties with the existing boundary treatment(s) to the east and west maintained. A new boundary hedge (native species) is proposed along the sites rear.

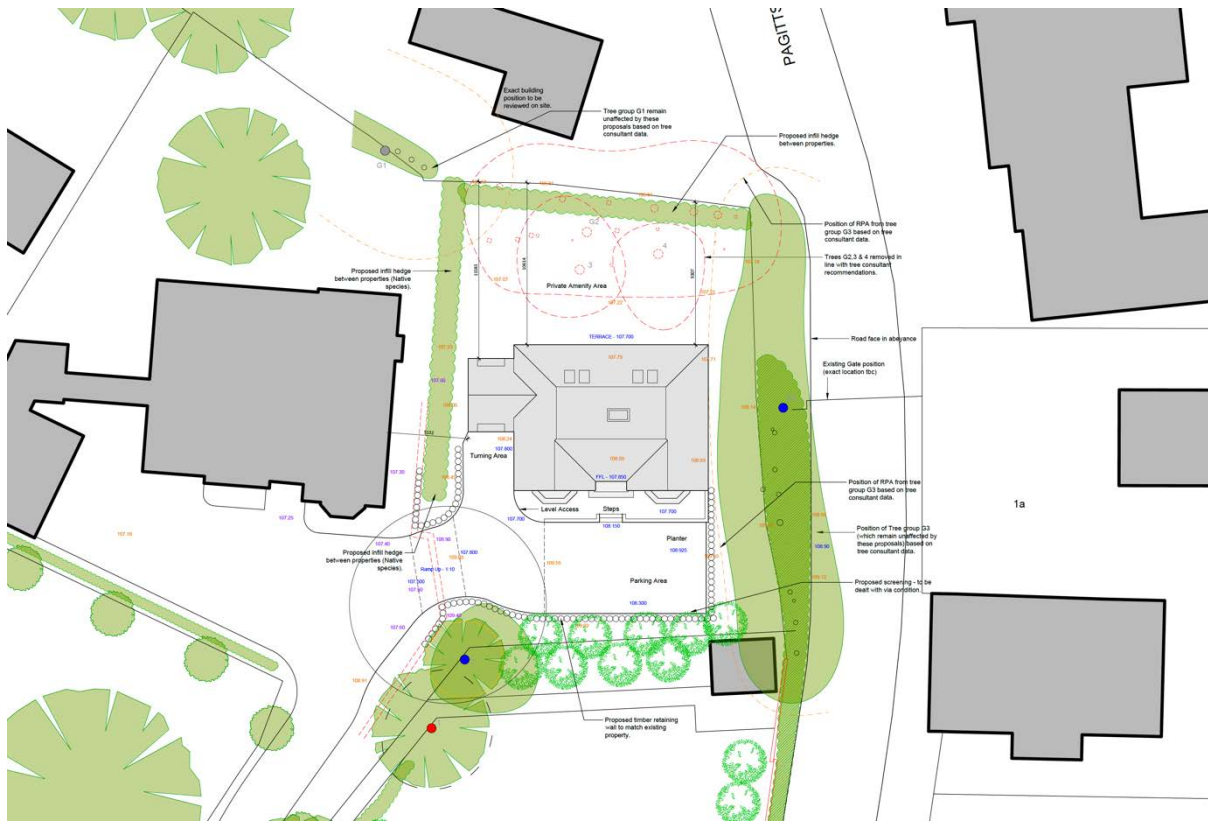
The driveway and patio areas will be constructed from permeable paving where possible and to match the existing so these tie in seamlessly. We have also allowed for additional hedging and tree planting on the site that would be planted using a native species. It is considered that full details of the hard and soft landscaping proposals could be secured by condition at a future date.



Proposed Site Plan

5 – PARKING AND ACCESS

Parking is provided in accordance with the local requirements and the London Plan. This 5Bed dwelling has two parking spaces allocated to it, along with a turning area within the site for being able to manoeuvre and leave the site in a forward gear. This area can also serve as a further space to provide 3 spaces if required.



Proposed Parking Plan

The newly located central access point is preferred with a minimum width of 4.8m and would have a fall from the existing access into the site of 1:10. A key part of this proposal is that it utilises the current visibility splays (at the site entrance) and therefore this isn't a consideration on this application. A low-level retaining fence is proposed which will be similar to that on the existing adjacent property, which will run along the frontage and where required to successfully transition levels and allow this proposal to fit seamlessly into the existing environment. The proposals maintain the ability for cycle access with cycles situated at the rear of the site too. This is acceptable in terms of the local authorities' policies and as such the proposal would not impact upon highway safety.

6 – CONCLUSIONS

This planning application provides for the development of a new residential dwelling of a very high quality in architectural terms. The proposal meets standards as set out within the NPPF, the Council's adopted Local Plan policies and should be supported for the following reasons:

- The application site falls within a location where the principle of development is acceptable, subject to meeting the Council's detailed design policies.
- The proposal provides for a form of development that is in keeping with the established character and appearance of the surrounding area in terms of its size, scale, layout, height and design.
- The siting of the new dwelling has considered the positioning of adjacent dwellings and apartment blocks and ensures that the proposal will not result in any loss of amenity to occupants of adjoining properties.
- The proposal is designed to reflect the scale, proportions and spacing of existing development within this location and regard has been given to the design process including the evaluation of the site and surrounding area as set out within the CABE guidance "Design and Access Statements".
- Existing trees and other significant landscape features would be retained and enhanced where necessary.
- The site is accessible to public transport modes and provides for unrestricted access to the elderly and disabled.