



## **Design Statement**

**A1649**

**19 Hertford Court, Enfield, N13 4DD**

Urban and Rural Ltd, an RIBA Chartered Architectural practice have been appointed to review the existing building and propose an efficient use of the site.

This statement should be read alongside the planning statement for further detail and explanation.

The existing site has four garages and external amenity space to the ground floor and a 1960's bungalow-style building placed on the original flat roof of the garages.

The four garages are part of a larger garage block to the neighboring apartments.

The proposed building has been designed to be seen as a mews house with accommodation at the ground and first floor with accommodation in the roof. The ground floor from the northern elevation has two timber screens emulating a historic garage door, with an opening in the middle to allow for practical use as off-road parking for two vehicles. There is a movement zone of over 1200mm between the two car parking spaces to allow accessible access out of a parked vehicle.

The scheme has been designed to meet M42 accessible requirements, making a very fit for purpose development of two good-sized homes.

The external walls have been designed to a wider than average size of 400mm. This will allow potential U-values to far exceed minimum building regulations. The scheme has been designed to allow the potential of a highly insulated new home with the proposed renewables, such as the PV on the proposed roof as well as the air source heat pump located on the first-floor terraces. This could be mounted on acoustic fittings and has been located above the ground floor WC, to further omit any potential reverberation issues.

The pallet of materials proposed can be seen on the proposed rendered elevations and while the final selection of the exact product would be a potential condition to any approval, it is envisaged that the scheme would be using a pallet of high-quality materials to support the quality of design we are aspiring to meet.

As an RIBA Chartered Architectural practice, we feel this proposed scheme makes efficient use of the existing site. Enhance and improve the setting, while preserving additional privacy to the existing dwellings with the relocating of the proposed windows to the new habitable rooms.

It is in our opinion that the application represents a high-quality proposal suitable and appropriate for the context, while making efficient use of this existing residential site.