

Scott & Sampson Architects

Design & Access Statement

December 2023

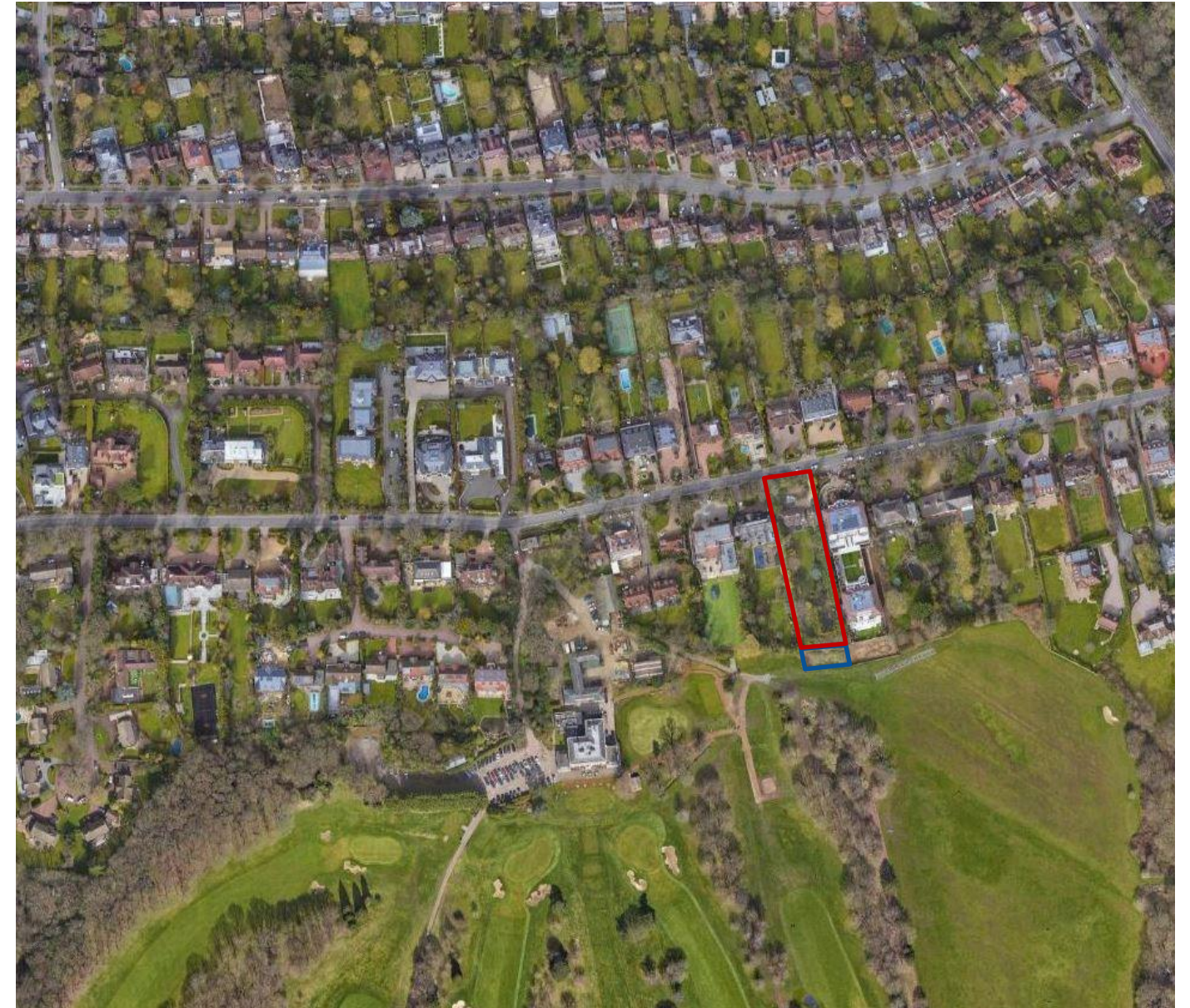
26 Beech Hill, Hadley Wood, EN4 0JP

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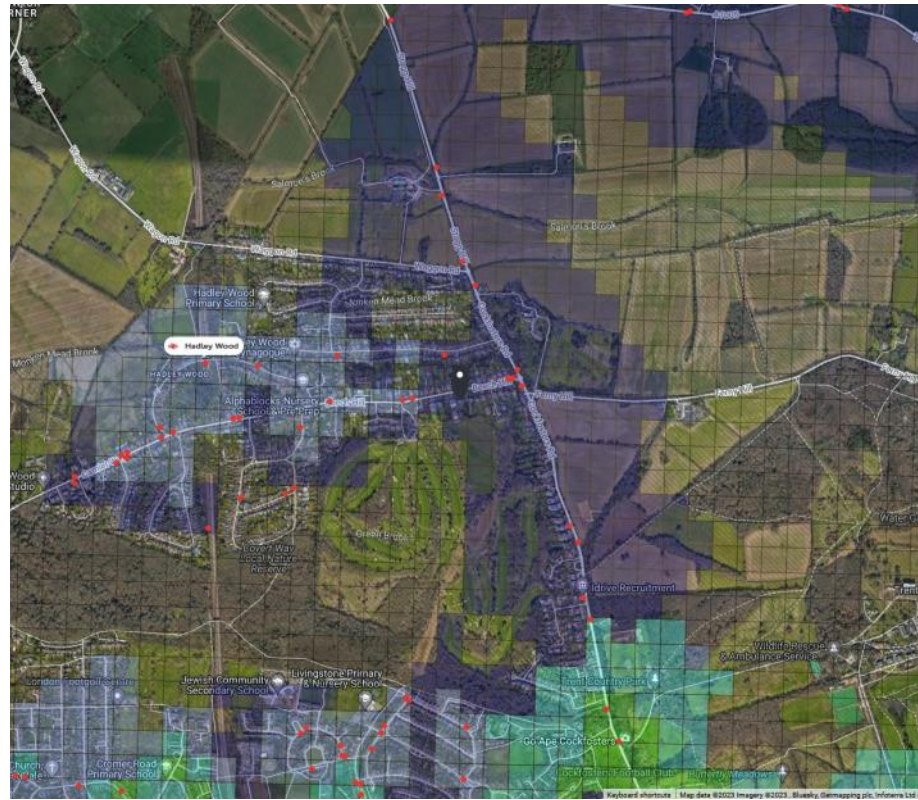
Proposed redevelopment of:
 26 Beech Hill,
 Barnet,
 EN4 0JP

And the land rear of this property.

Demolition of existing dwelling and erection of 9 residential units in two blocks, 1 No. part 3-storey block to front of site with basement (comprising of 1 x 2b, 3 x 3-bed, and 1 x 4-bed self contained apartments) with terraces to rear and 1 No. 2-storey block to the rear of site (comprising of 4 x 4-bed self contained apartments) with terraces to rear, new vehicular access, gates, communal garden and associated landscaping.

Prepared for:

London Borough of Enfield



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Site & Context

- 1. PTAL Map (via WebCAT)
- 2. Extent of Flooding from Rivers or the Sea (Very low risk)
- 3. Extent of Flooding from Surface Water (Low risk)
- 4. Aerial Image of Development Site (via Google Earth)



4.

Site Location & Description

The application site consists of number 26 Beech Hill, a substantial two-story single-family dwelling with additional accommodation in the roof space, situated on the southern side of Beech Hill. The site currently has a single vehicular access point from Beech Hill and offers parking space for four or more cars in the driveway, along with a detached double garage and annex.

To the south, the site borders Hadley Wood golf course, which holds the designation of Green Belt and is an area of special character.

The site sits within an area with a PTAL value of 1a with access to bus routes and walking distance to Hadley Wood train station.

The development site covers an area of approximately 0.28 hectare [ha] with the average width of the site being approximately 27m wide. There is a parcel of land owned by the applicant to the rear of the site which is approximately 0.03 hectare [ha] but is not part of the development site.

While there are several mature trees located on the application site, it's worth noting that they are not subject to any Tree Preservation Order.

Context

The surrounding area maintains a predominantly residential character, characterised by the presence of large, detached dwellings.

Near the site, there are instances of flat developments, including properties at numbers 39, 41, 53, 67, and directly adjacent at 22 Beech Hill.

Flood Risk

Surface Water: Low Risk: Low risk means that this area has a chance of flooding of between 0.1% and 1% each year.

Rivers and the Sea: Very Low Risk: Very low risk means that this area has a chance of flooding of less than 0.1% each year.

Ground Water: Flooding from groundwater is unlikely in this area

Photographs

1. Streetscape looking at boundary with 22 Beech Hill
2. Front drive looking at garage/annex and new development at No. 22
3. Streetscape looking at boundary with 28 Beech Hill
4. Roof of garage/annex looking at boundary with No. 22
5. Bottom of rear garden looking towards rear building of development at No. 22
6. Rear elevation and boundary with No. 28
7. Rear elevation and relationship with No. 28
8. Rear elevation of existing house and garage/annex
9. Rear garden
10. Rear garden looking towards rear of main building at No. 22
11. Front drive looking towards No. 28
12. Rear garden looking towards No. 28



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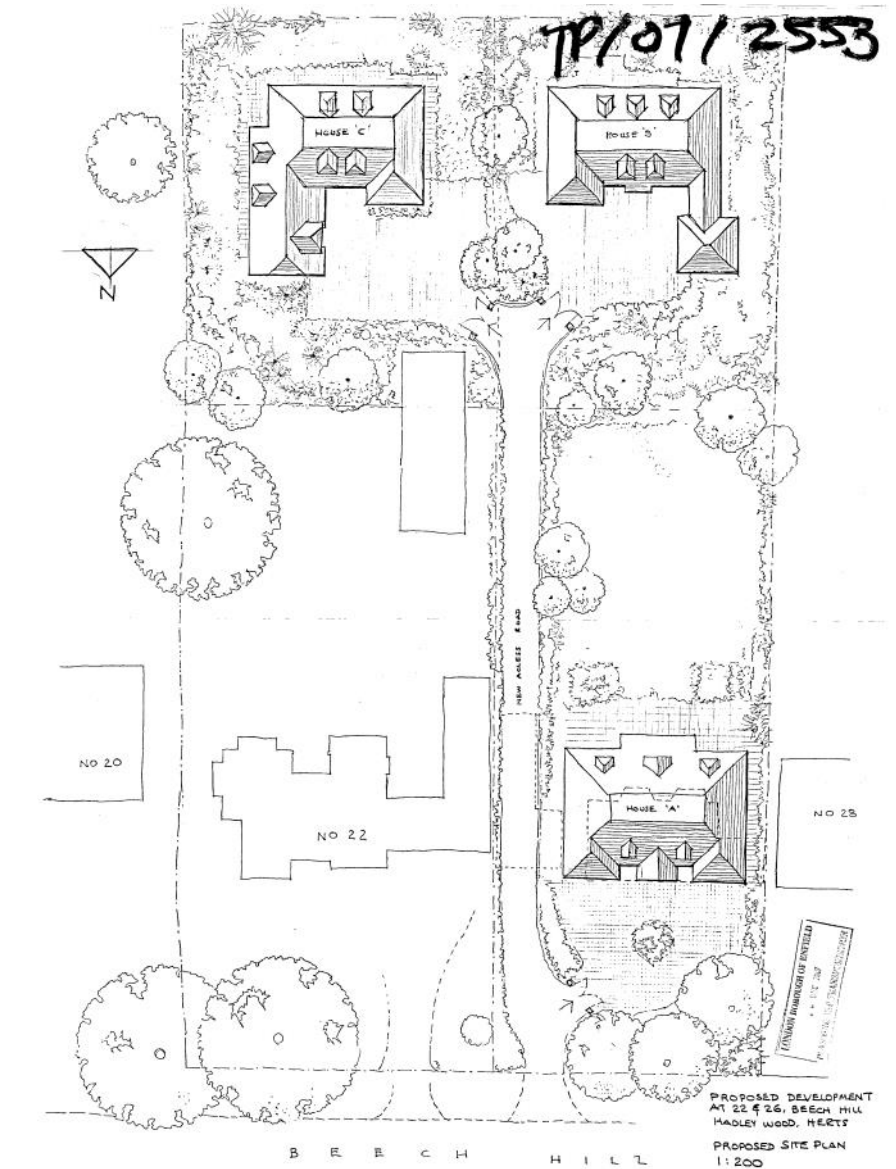
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Historical Planning Applications

The principle of development to the rear has been established with the granting of planning permission on Appeal in 2008 for the demolition of the existing house at No 26 Beech Hill and the erection of 3 detached single family dwellings on No 26 and part of the garden of No 22 and for the formation of a new access road.

1. Erection of 1.8m high solid wooden fencing enclosure app.

2. Demolition of existing house at No.26, erection of 3 no. detached single family dwellings app.



2

Erection of 1.8m high solid wooden fencing enclosure to land at rear of 26 Beech Hill.

Land At Hadley Wood Golf Club Rear Of 26, Beech Hill, Barnet, EN4 0JP

Ref. No: P12-00779LDC

Received: Mon 26 Mar 2012 | Validated: Fri 11 May 2012

Status: Decided

Renewal of extant permission granted on appeal under Ref: APP/Q5300/A/08/2077871/WF for demolition of existing house at No.26, erection of 3 no. detached single family dwellings, together with formation of new access road from Beech Hill.

26, And Land To Rear Of 22, Beech Hill, Barnet, EN4 0JP

Ref. No: TP/07/2553/REN1

Received: Fri 24 Jun 2011 | Validated: Mon 25 Jul 2011

Status: Application Withdrawn

Demolition of existing house at No.26, erection of 3 no. detached single family dwellings, together with formation of new access road from Beech Hill.

No. 26 And Rear Of 22, Beech Hill, Barnet, EN4 0JP

Ref. No: TP/07/2553

Received: Fri 28 Dec 2007 | Validated: Fri 28 Dec 2007

Status: Decided

Demolition of dwelling house and subdivision and erection of 4 no. detached dwelling houses.

26, Beech Hill, Barnet, EN4 0JP

Ref. No: TP/07/1107

Received: Thu 31 May 2007 | Validated: Mon 04 Jun 2007

Status: Decided

Pre-Application Advice

Non taken.

Relevant Planning Decisions

There should be no objection to the principle of flatted development to the rear part of the site given the site history and the existence of the development at No 22.

1. Aerial Image of 22 Beech Hill, Barnet EN4 0JP (via Google Earth)

2. Aerial Image of 39-41 and 43 Beech Hill, Barnet EN4 0JW (via Google Earth)



1.



2.

22 Beech Hill Barnet EN4 0JP

Demolition of existing dwelling and erection of 9 residential units (6 x 3-bed and 3 x 2-bed) in two blocks: 1 x part 3-storey block to front of site with basement and terraces to rear and a part 2, part 3-storey block to rear of site with lower ground floor and terraces to rear. Basement car park, leisure facilities and plant, new vehicular access, gates, pedestrian access, communal garden and associated landscaping.

Ref. No: 17/04634/FUL

Received: Tue 24 Oct 2017 | Validated: Fri 17 Nov 2017

Status: Decided

18 - 20 Camlet Way Barnet EN4 0LJ

Demolition of 2 x existing dwellings, redevelopment of site to provide 1 x 3 storey 4-bed single family dwelling on plot 20 and erection of 2 storey building to provide 5 flats (3-bed) on plot 18 with accommodation in ground and first floors and roof space, basement parking and communal amenity space.

Ref. No: 15/01615/FUL

Received: Mon 20 Apr 2015 | Validated: Fri 08 May 2015

Status: Decided

43, Beech Hill, Barnet, EN4 0JW

Demolition of existing dwellinghouse and construction of a total of 7 residential units, comprising 2-storey block of 6 x 2 bed self-contained flats with basement and roof level accommodation, rear balconies and terraces and basement car parking, and a detached 2-storey 6-bed house to rear with accommodation in roof and integral double garage together with detached concierge/refuse building to front of site. Erection of replacement front boundary wall and gates and amendments to P12-00707PLA.

Ref. No: P13-00392PLA

Received: Tue 12 Feb 2013 | Validated: Thu 14 Feb 2013

Status: Decided

Relevant Planning Policy



Relevant Policy

Planning applications in Enfield are determined using:

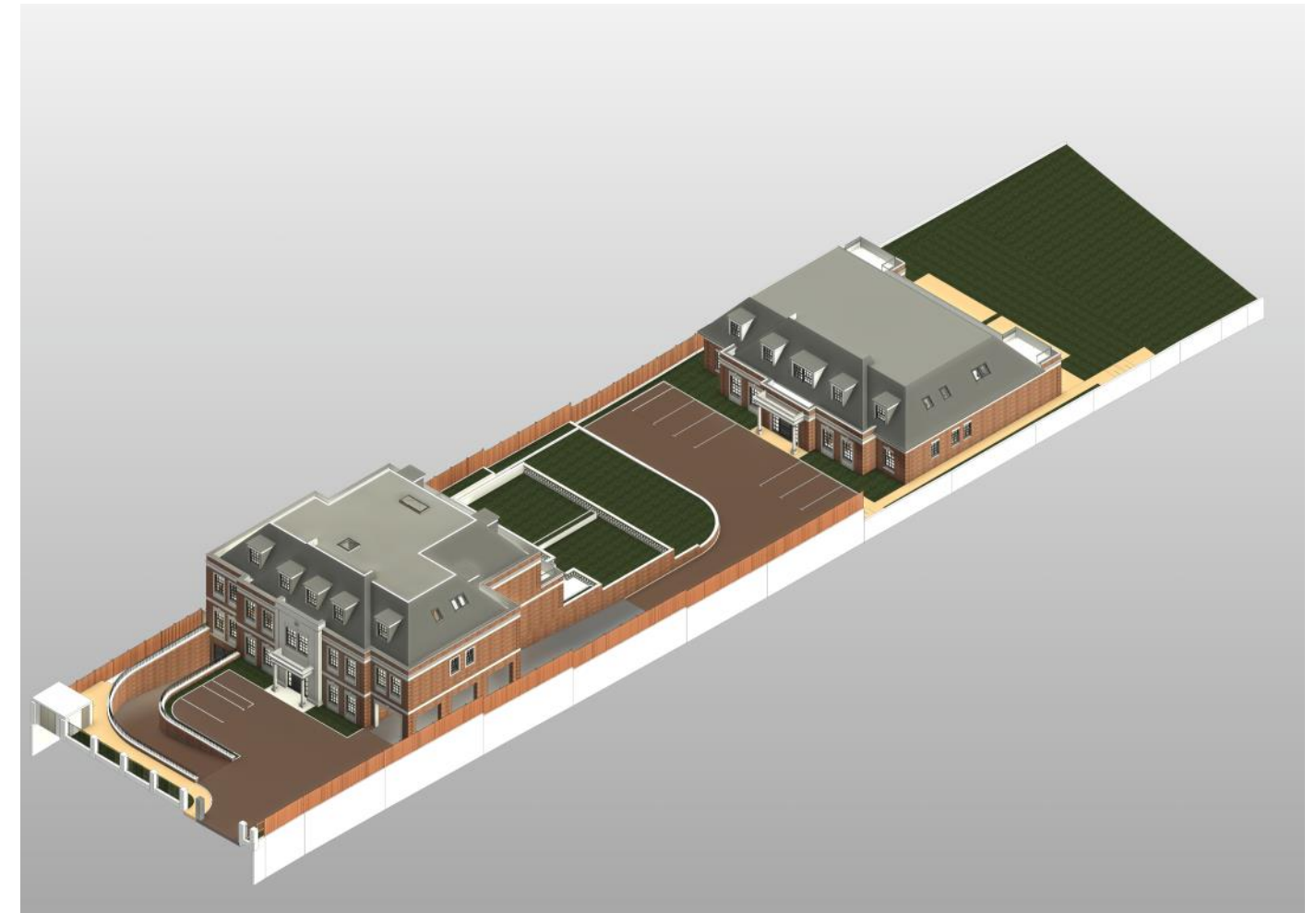
- The London Plan (2021)
- Core Strategy (2010)
- Development Management Document (2014)

Other Material Considerations:

- National Planning Policy Framework
- National Planning Policy Guidance
- Technical Housing Standards – Nationally Described Space Standards
- Authority Monitoring Report (2021/2022) Including Five Year Housing Land Supply
- Authority Monitoring Report (2019/2020) including Five Year Housing Land Supply and Housing Trajectory

Proposal

1. Axonometric CGI of Proposed Scheme at 26 Beech Hill, Barnet EN4 0JP



Contextual Sensitivity

No. 26 is situated within a row of detached dwellings, each featuring various architectural styles and vintages. Amidst these single dwellings, there are also buildings with multiple occupants, showcasing a range of architectural approaches.

Most nearby dwellings have large to very large scales, often occupying most of their plot width. They share an approximate frontage building line, a similar setback, deep rectangular plots, and frontage boundaries enclosed by gates, walls, or landscaping.

Both sides of Beech Hill feature properties built in rear gardens or with existing consent, including 22 Beech Hill, 43 Beech Hill, 27 Beech Hill, the Application site, and 93 Camlet Way.

Mass, Scale, Siting and Impact on Adjacent Properties

The scale of these dwellings and their relatively low front boundary treatments make some of them visible along Beech Hill. Despite this visibility, the presence of flank screening and off-site frontage screening on adjacent plots limits the view of No. 26 to a narrow perspective in front of the building. Beech Hill slopes progressively upwards from east to west, starting from its junction with Cockfosters Road and eventually reaching a plateau to the west of the site. This topographical variation adds a dynamic element to the surroundings, influencing the visibility and perspectives of the properties along the slope.

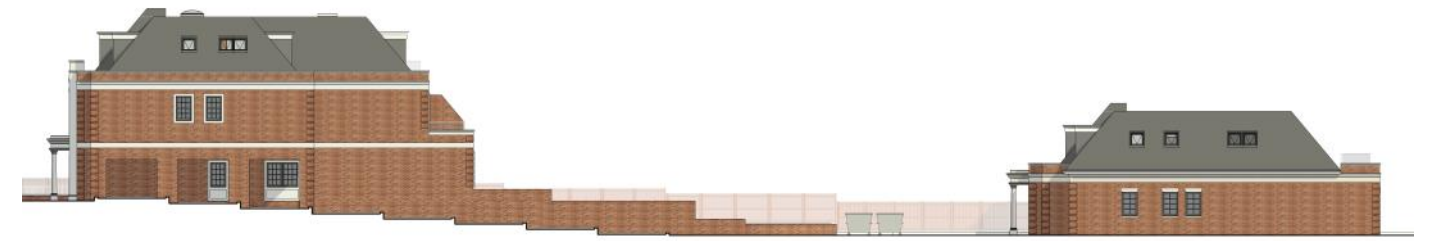
Impact on the Character of the Area

The rear building has been positioned away from the Green Belt boundary, aligning with the adjacent building at No. 22, to minimise its impact when viewed from the Green Belt. It is believed that the development would not be significantly more visually obtrusive compared to previously approved buildings at the rear of the site, as per DMD83.

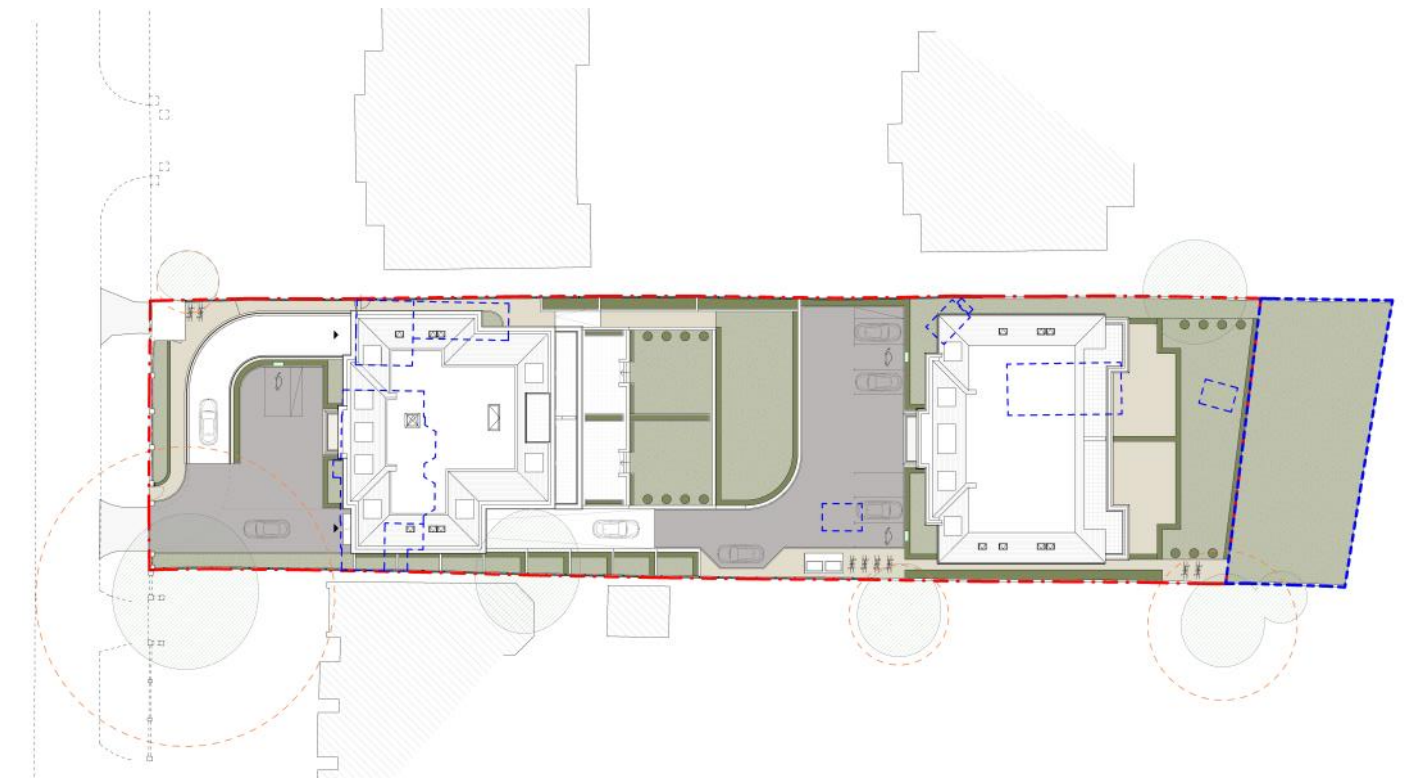
It is not considered that the proposed development would result in excessive site coverage or be contrived or an overdevelopment of the site.

Opportunities & Constraints

1. Proposed Sectional Site Elevation
2. Proposed Development Layout
3. Proposed Area Schedule



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Consideration

The proposal to provide residential accommodation would address the strategic housing needs of Greater London and bolster the housing stock of the Borough. Therefore, the proposal aligns with both strategic and local planning policies in this regard.

The development respects the established character of Beech Hill in terms of density, scale, design quality, appearance, impact on neighbouring amenities, and parking provision. The proposals will not harm the established character and appearance of the area, and therefore, the introduction of flats in this typically low-density suburban area should be considered acceptable. The single-family dwelling to be demolished would be replaced by a total of 9 units.

Additionally, there is evidence of back land development, including rear garden development, along Beech Hill and on Camlet Way. Examples include properties to the rear of Nos. 22, 39, 41, 43, 53, and 67 Beech Hill. Given these recent developments, any "in principle" objection to back land development alone cannot serve as a robust objection to the proposed scheme.

Accessibility and Inclusivity

The design places significant emphasis on providing accessible features for all residents. Each dwelling will be designed to meet or exceed local accessibility standards, ensuring that the development is inclusive and welcoming to all members of the community.

Residential Amenity

Future residents of both blocks will enjoy direct access to outdoor amenity spaces through patio doors leading to garden spaces, terraces, or the communal gardens.

The proposed development aims to offer high-quality private amenity spaces that are not significantly overlooked by the surrounding developments and will surpass the minimum standards as outlined in DMD 9 'Amenity Space.' In addition to private amenity spaces, all residences will have access to communal amenity spaces in accordance with DMD 9.

The proposed development will exceed the minimum space standards in The London Plan (2021).

Other Matters



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Materials

The design adopts a traditional appearance with pitched roofs and a finish of brick and clay tiles. The design takes into account arboricultural matters, amenity considerations, and the challenges presented by the site, including ground levels. A consistent design theme will be applied throughout the entire development, ensuring a high-quality appearance with attention to detail in brick and stonework, window detailing, and overall design approach.

Access

The current vehicular crossover will be utilised for bin collection, with access through a secure opening in the new boundary wall. A new vehicular and pedestrian access is proposed at the adjacent corner of the front boundary. All access roads and paths will use appropriate surface materials and gradient levels to accommodate pedestrians of all abilities.

Transport and Parking

Except for the one surface-level visitor/disabled parking space, all parking for Block A will be provided within the basement area beneath the block, accessible via a basement ramp. All parking for Block B will be provided at the front of the block at surface level.

Each apartment will be allocated 1.5 parking spaces, aligning with the expectations outlined in the London Plan. However, considering the site's low Public Transport Accessibility Level (PTAL) rating, justifying 2 parking spaces per apartment seems reasonable. This would align with No.22 Beech Hill, which the Local Planning Authority (LPA), as the Parking Authority, found acceptable. Electric charging points will also be provided and provisioned for in line with the London Plan.

Secure cycle storage will be provided in the basement area. There is more than sufficient space to provide visitor cycle storage at ground level to the front of Block A and to the side of Block B.

1. Proposed Front Elevation of Block A
2. Proposed Rear Elevation of Block A
3. Proposed Front Elevation of Block B

Conclusion

We are confident that the proposed scheme offers an acceptable, sustainable, and effective means to optimise the site's redevelopment potential while delivering a highly sought-after building type and layout, offering a coveted housing style on the most desirable section of Beech Hill.

The principle of development located behind a frontage building has already proven acceptable on this site and in the local area. Moreover, the presence of apartments is well-established. The proposed development aligns with the Core Strategy, London Plan, and NPPF expectations.

We believe that the design demonstrates exceptional quality, providing a well-considered and appropriate response to the site's challenges and features.

It is believed that the size, form, design, and materials of the proposed buildings reflect the established character and appearance of Hadley Wood, particularly in comparison to other developments along Beech Hill.

The applicant requests that the application be considered favourably, and outline planning consent be granted.