

# DEFA

**BELMONT CLOSE DESIGN & ACCESS STATEMENT**

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**1.0**

# **INTRODUCTION**



# 1.0 INTRODUCTION

## PROJECT TEAM

**CLIENT: FOXGLADE PROPERTIES LIMITED**

Property investor for many years.

**ARCHITECT: DOWEN FARMER ARCHITECTS**

Dowen Farmer Architects is a London based studio delivering innovative buildings, from initial sketches to built completion. We believe in exciting, finely crafted and pragmatic architecture.

As a process driven outfit that responds to site specificity, the outcome of each project has a unique quality that gives a bespoke identity to each project. Key design criteria comes from the ‘genius loci’ of a site, taking into consideration complex factors such as cultural dynamics, social urban fabric and townscape analysis, resulting in buildings that are deeply rooted in their place.

**PLANNING CONSULTANT: MJP PLANNING**

MJP Planning is boutique planning consultancy founded by Max Plotnek in 2022. Building on his experience at three of the UK’s most reputable consultancies (Savills, WYG and Maddox Planning), the firm provides commercially minded planning advice across a broad spectrum of development sectors, with a specialism in design led urban intervention and regeneration schemes.



1



3



2



4

- 1 104 - 106 Lambeth Rd / Lambeth
- 2 Oakwood Mews / Enfield
- 3 Broseley / Lewisham
- 4 Honor Oak / Lewisham



# 1.0 INTRODUCTION

## EXECUTIVE SUMMARY

### EXECUTIVE SUMMARY

This Design and Access Statement has been prepared by DOWEN FARMER ARCHITECTS to support a full planning application for the proposed development of the garages at Belmont Close. The proposal seeks approval for the development of 6 residential units.

### CONTENT OF SUBMISSION

This document details the proposed development and outlines the design approach, contextual response and consideration of details. Particular attention has been paid to the following:

- Massing and language of the proposal to fit within the wider context and character of the local area.
- Mitigating overlooking issues between proposed residential units and existing neighbours.
- Provision of a high quality public realm for the new and existing residents to utilise.
- Allocation of defensible space to the front of the dwellings and considered openings to provide high quality living accommodation while respecting the privacy of new and existing neighbours.

This Design and Access Statement should be read in conjunction with the accompanying Planning Application Drawings and all other documentation submitted in support of this application, including the previous pre-application response which the design team have taken on board and integrated into this submission.

Amongst others, the following policy has been referred to throughout this design process:

London Plan (2016)  
Core Strategy (2010)  
Development Management Document (2014)  
Supplementary Planning Guidance/Documents, including Mayor of London Housing SPG 2016  
National Planning Policy Framework  
National Technical Housing Standards





**2.0**

# **SITE CONTEXT & APPRAISAL**



# 2.0 SITE CONTEXT & APPRAISAL

## SITE & SURROUNDINGS

### SITE LOCATION

The site is an underutilised brownfield site currently in use as garages. The site is discretely located off Mount Pleasant on Belmont Close. The site is located approximately 0.2 miles from Cockfosters National Rail Station. The proposed scheme will retain the garage use at ground floor.

The site area is approximately 1,114sqm.





# 2.0 SITE CONTEXT & APPRAISAL

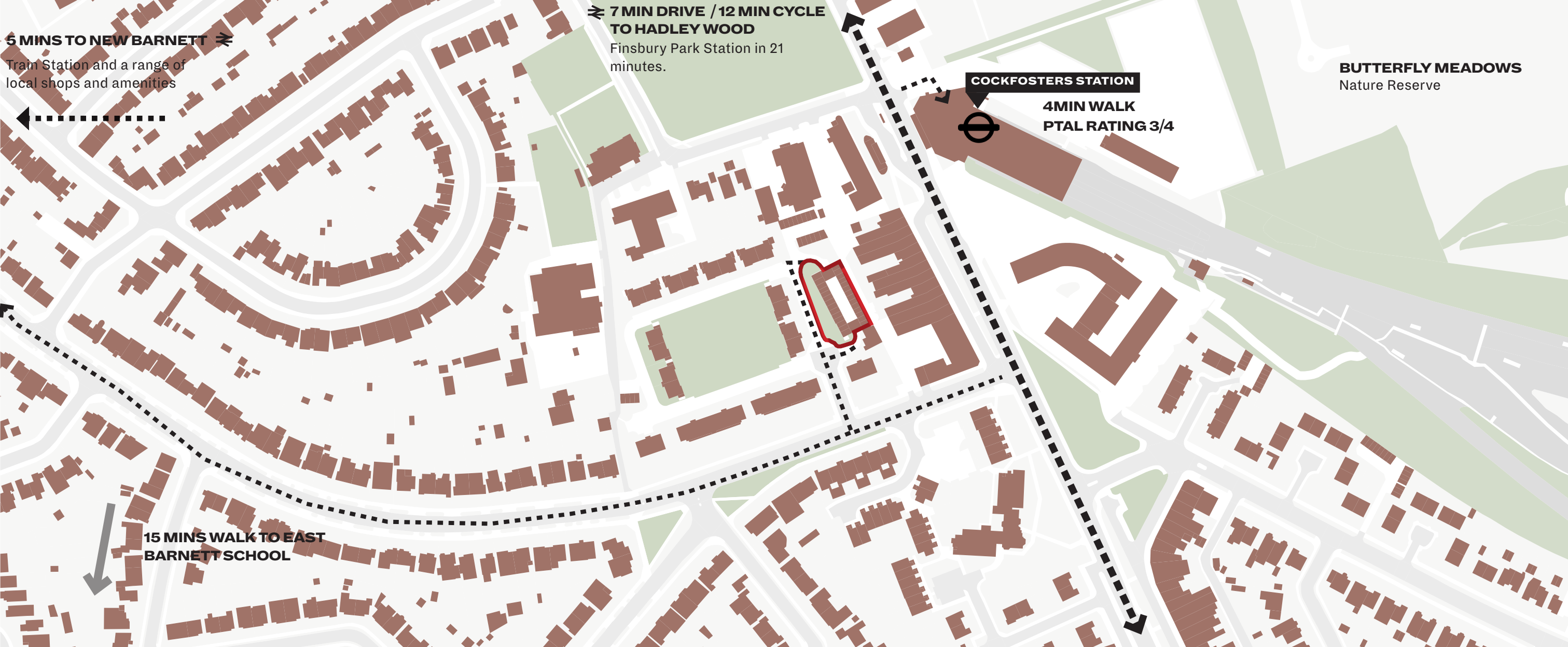
## EXISTING SITE AND DEVELOPMENT





# 2.0 SITE CONTEXT & APPRAISAL

## SITE LOCATION





# 2.0 SITE CONTEXT & APPRAISAL

## AERIAL PHOTOGRAPHS



**SOUTH WEST**



**SOUTH EAST**



**NORTH EAST**

XX No. of Storeys



# 2.0 SITE CONTEXT & APPRAISAL

## EXISTING SITE



1 View at the entrance to Belmont Close  
 2 View looking south at the site  
 3 View looking south within the garage cloister

4 View from Belmont Close looking east  
 5 View from Belmont Close looking south  
 6 View from Belmont Close looking north



# 2.0 SITE CONTEXT & APPRAISAL

## CONTEXTUAL ANALYSIS

### EXISTING TYPOLOGIES

There is a considered amount of building materials, typologies and tones found in the immediate vicinity to the site. These include:

- Taller elements of properties step forward to break the massing down
- Tiled hipped gables
- Dormer windows in gables
- Tiles wrapping down onto building façades
- Importance given to entrances to properties
- Varying window sizes and positions across façades
- The use of brick and tile throughout the context



### SITE SPECIFIC RESPONSE TYPOLOGIES

The sensitive range of architectural languages led the design team towards an approach which nods to both the past while looking toward the future by referencing the tone of the existing, a mixture of taller elements, protruding elements and utilising a high quality handmade brick. However rethinking the façades of the scheme with visual breaks to articulate the massing and provide privacy and outlook for each unit.

The density and scale of the surrounding buildings has also been carefully considered. The properties adjacent and opposite are a mix of 2 and 3 storeys in height. We have taken this information and, with the knowledge that the proposal will sit on top of existing garages, crafted a scheme which is 2 and 3 storeys in total to tie into the context.





# 2.0 SITE CONTEXT & APPRAISAL

## EXISTING OFFSETS

### EXISTING SITE OFFSETS

The existing site tapers towards the north, creating a varying offset between the existing garages and the properties opposite to the west.

In the wider Belmont Close development, offsets between habitable rooms are consistently less than 18m, with the properties to the north of the development having habitable rooms being situated less than 15m away from existing properties on site.





# 2.0 SITE CONTEXT & APPRAISAL

## CONSTRAINTS AND OPPORTUNITIES

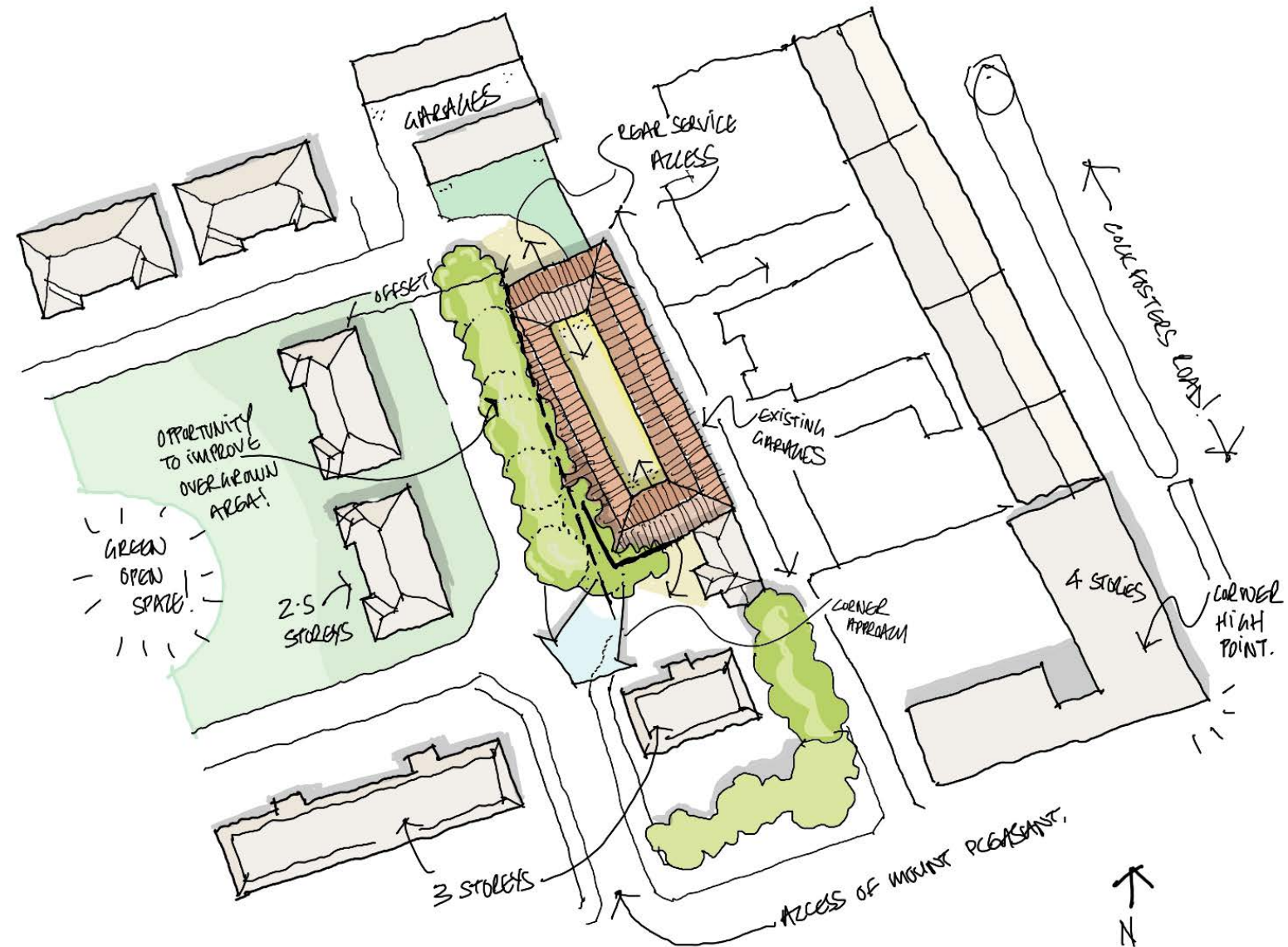
### SITE CONSTRAINTS AND OPPORTUNITIES

#### Site Constraints:

- **Character Area** - whilst there are a range of architectural characters in the area, a consistency of built and planned forms exist in Belmont Close as a unified development. The mid rise suburban typology is prevalent.
- **Cycle Storage** - to meet the London Plan cycle storage requirements
- **Site Overlooking** - adjacent housing to the west with windows facing onto the site need to be carefully considered as part of the design as well as the smaller cottage building to the south.
- **Garages** - The development need to build over the existing garages so their use can be retained.

#### Site Opportunities:

- **Contributing to the suburban setting** - developing a scheme that responds to the vernacular and respects the local setting.
- **High Quality Design** - the proposal has the opportunity to act as a place maker, assisting in giving a street edge condition a greater sense of identity whilst promoting biodiversity.
- **High Quality Living Accommodation** - potential to create high quality dual and triple aspect residential units offering views.
- **High Quality Amenity Space** - the scheme is designed to provide a range of amenity typologies; courtyards, terraces and balconies.
- **Improve SBD Principles** - the development of the site should seek to provide more natural surveillance on the street's and create safe access for the new residents.



# 3.0

# PRE-APP PROCESS

# 3.0 PRE APP PROCESS

## PRE APP 01 FEEDBACK



Pre-App 01 Approach View  
April 2023

### PRE APP 01 FEEDBACK

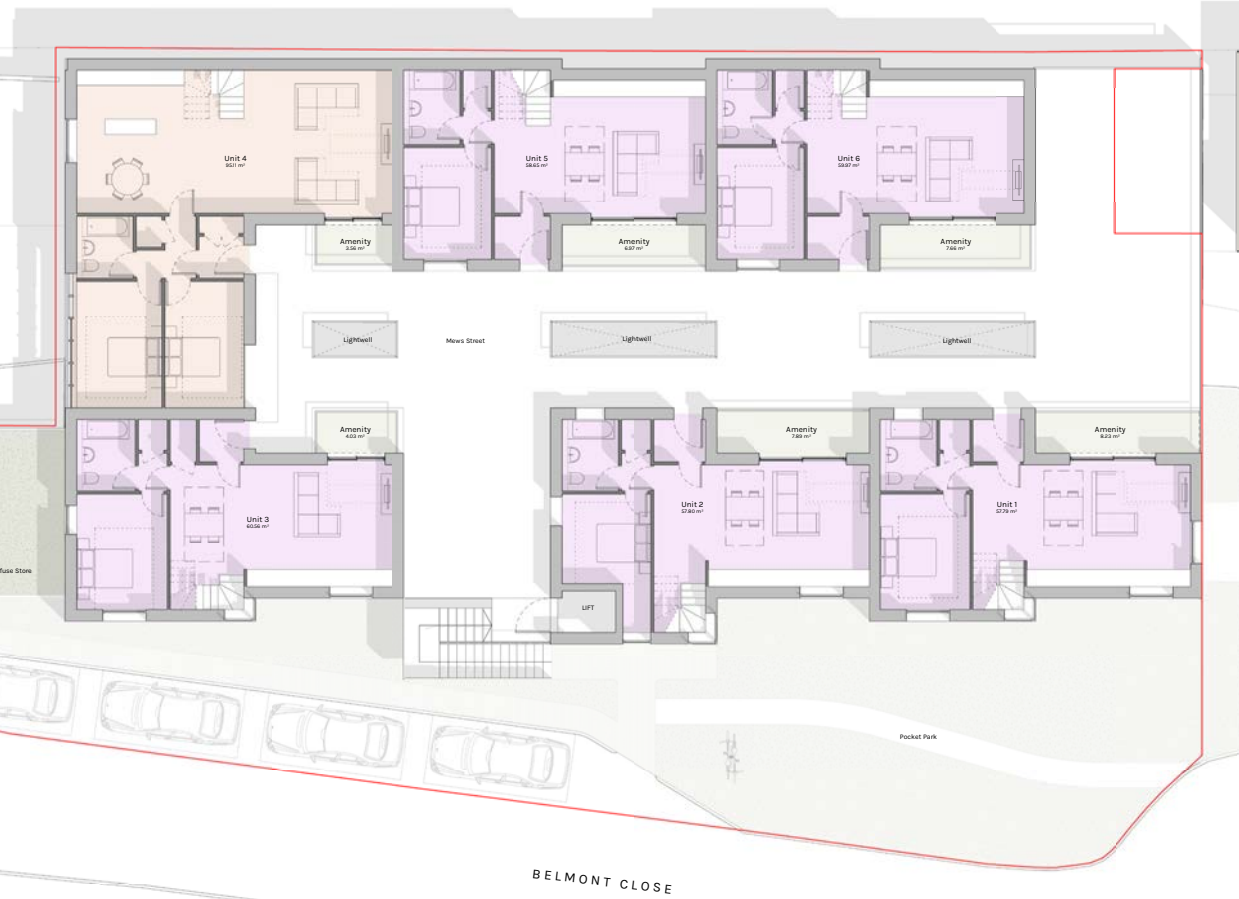
On May 2023 a Pre-Application meeting was held with the Enfield planning officers. A summary of the key points/feedback which has informed the current design proposal are as follows:

- The general principle of breaking down the overall massing was supported
- The mansard roofs whilst taking inspiration from the local context are not necessary
- The unit mix would be required to be improved with an increase in larger units.
- Sustainability should be at the core of the design process:
  - Mitigate the effects of climate change, especially during summer overheating
  - Provide adequate provisions for natural, cross ventilation
- Habitable rooms on the mews level would benefit from a buffer zone to increase privacy and to allow for secure natural ventilation
- An amended layout with promotes natural surveillance would be supported
- The increase of mews level amenity would benefit families
- Inclusion of angled / oriel windows would be supported to allow users to benefit from privacy whilst promoting natural surveillance and allowing users to leave windows open
- The external stair up to the mews level has potential to be unpleasant and dangerous in the wet, freezing or in the dark
- Potential overlooking from windows and balconies needs further consideration and mitigation.
- Cycle parking would benefit from space for cargo cycles and charging stations.
- The parking layout is well-designed however an accessible space would be required



# 3.0 PRE APP PROCESS

## PRE APP 01 RESPONSE



**PRE-APP 01 - MARCH 2023**

**Feedback**

- ✗ Mews level amenity should be increased for families
- ✗ An external communal stair could be dangerous in bad weather
- ✗ Natural, cross ventilation should be encouraged
- ✗ Habitable rooms on the mews level require additional buffer space to enhance privacy
- ✗ The unit mix would be improved with more 3 bed units



**PRE-APP 02 RESPONSE PROPOSAL**

**Design Response**

- ✓ All units have increased mews level amenity
- ✓ Where possible, windows have been placed on east, west and north façades to promote cross ventilation whilst limiting the impacts of overheating in the summer
- ✓ Internal stair / lobby to mews level has been designed
- ✓ Natural Surveillance increased due to more habitable rooms at mews level
- ✓ Unit mix changed to accommodate larger units:

	PreApp 01 Mix	Proposed Mix
2B	5	2
3B	1	3
4B	0	1

# 3.0 PRE APP PROCESS

## PRE APP 01 RESPONSE



**PRE-APP 01 - MARCH 2023**



**PRE-APP 02 RESPONSE PROPOSAL**

### Feedback

- ✓ The architectural language of breaking down the mass is supported
- ✗ Architectural details require work
- ✗ The mansard roofs are not required and would benefit from perpendicular walls
- ✗ An external communal stair could be dangerous in bad weather
- ✗ Natural, cross ventilation should be encouraged
- ✗ The unit mix would be improved with more 3 bed units
- ✗ Increase in biodiversity is required

### Design Response

- ✓ The architectural language of breaking down the mass is retained
- ✓ The architectural detailing has been amended
- ✓ External walls have been made perpendicular
- ✓ Where possible, windows have been placed on east, west and north façades to promote cross ventilation whilst limiting the impacts of overheating in the summer
- ✓ Window detailing has been designed to limit overlooking whilst providing solar shading
- ✓ Internal stair / lobby to mews level has been designed
- ✓ Green roofs and rain gardens have been designed in
- ✓ Increase in amount of PVs due to larger roof area
- ✓ Increase in Urban Greening Factor



# 3.0 PRE APP PROCESS

## PRE APP 02 FEEDBACK



Pre-App 02 Approach View  
July 2023

### PRE APP 02 FEEDBACK

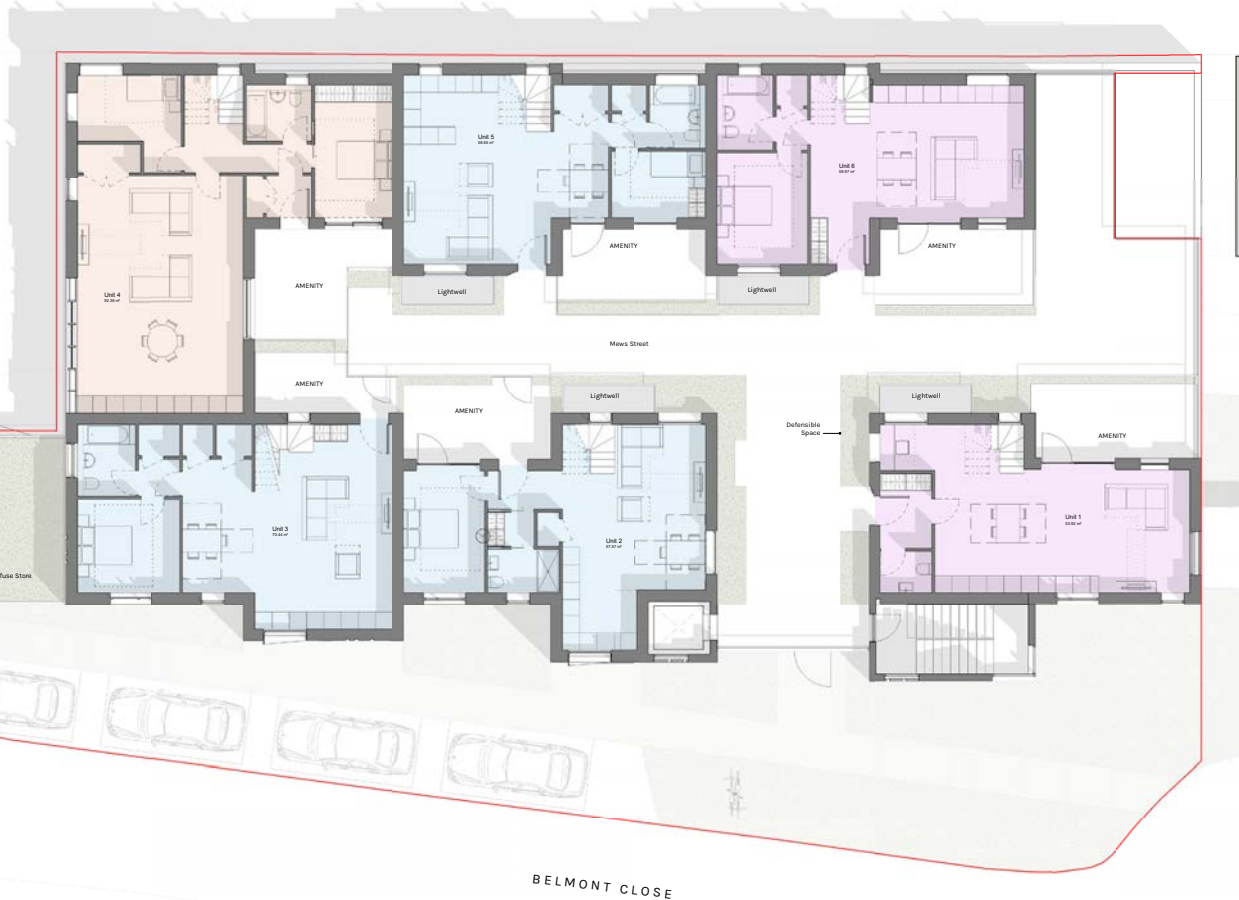
On July 2023 a Pre-Application meeting was held with the Enfield planning officers. A summary of the key points/feedback which has informed the current design proposal are as follows:

- The revised housing mix is now considered adequately in favour of 'family sized' housing.
- Inclusion of a EV charging point should be factored into the proposal.
- Ensure all units meet minimum built-in storage.
- Internal layout of unit 4 should be reconsidered to make the best use of space for the single bedroom.
- Proximity of operable in unit 4 living area should be reconsidered due to proximity of refuse store and any potential odours that come from this.
- Oriel and angled windows across the mews at first floor level should be incorporated as well as off-setting facing habitable room windows, so that they don't face directly onto one another to reduce potential for direct overlooking.
- Railings on mews terraces should be avoided where possible.
- The roof amenity should not only rely on planting.
- Cycle store could be improved by incorporating into the ground floor storage/parking area and made accessible from the main lobby.
- The revised option for a flat roof and vertical wall/full second storey is a preferred approach, however the mass needs to be broken down further.
- Add brick detailing and faux window detailing to external wall of ground garages.



# 3.0 PRE APP PROCESS

## PRE APP 02 RESPONSE



**PRE-APP 02 - JULY 2023**



**PROPOSAL**

**Feedback**

- ✓ Revised housing mix is in favour of 'family sized' housing
- ✗ Inclusion of an EV charging point needs to be factor into the proposal
- ✗ Ensure all units meet minimum built-in storage
- ✗ Internal layout of unit 4 should be reconsidered to make the best use of space for the single bedroom
- ✗ Proximity of operable windows in unit 4 living area should be reconsidered due to proximity of refuse store and any potential odours that come from this.
- ✗ Add oriel windows on mews level and offset windows to ensure privacy for each unit
- ✗ Distances to neighbouring properties needs to be considered, especially the cottage

**Design Response**

- ✓ All units meet built in storage requirements
- ✓ Amended the layout of the single bedroom in unit 4 to give greater flexibility for occupants
- ✓ Refuse store has a roof and the operable window has been moved to most eastern portion of the glazed system
- ✓ Cycle store location moved close to main lobby, the cycle store is both covered and secure
- ✓ Oriel windows added to mews level where possible and windows offset on to ensure privacy between units
- ✓ Unit 01 has reduced in mass by removing first floor element and only having a small side extension



# 3.0 PRE APP PROCESS

## PRE APP 02 RESPONSE



PRE-APP 02 - JULY 2023



PROPOSAL

### Feedback

- ✓ Flat roof, vertical wall second floor is preferred however the mass still needs to be broken down further
- ✗ Add brick detailing and faux window detailing into ground floor wall of garages
- ✗ Railings on mews terrace should be avoided where possible
- ✗ The roof amenity should not only rely on planting
- ✗ Add oriel windows on mews level and offset windows to ensure privacy for each unit

### Design Response

- ✓ The massing has been further broken down by mansards to the front of the top floor
- ✓ Recess brick detailing has been integrated into the scheme to activate the external walls at garage level
- ✓ Railings on mews terrace avoided where possible and replaced with soft landscaping
- ✓ The roof amenity now has 1.8m railing with planting behind
- ✓ Oriel windows added to mews level where possible and windows offset on to ensure privacy between units



**4.0**

# **DESIGN EVOLUTION & PRINCIPLES**



# 4.0 DESIGN EVOLUTION & PRINCIPLES

## THE BRIEF & VISION



### THE BRIEF & VISION

#### Brief

Dowen Farmer Architects were approached to review the garage site with a brief of creating a design lead residential scheme. The development brief was to design a high quality community scheme that followed architectural principles established within the surrounding area.

The design must be of the highest quality, building on the exceptional standard of living accommodation which the client typically delivers. One thing that was made clear from the outset was the client's desire to create a building of exemplar architectural merit, utilising finely crafted details and materials.

The design must also respond to the surrounding area respectfully. It must also optimise natural light in each unit with dual aspect accommodation and retain visual connections to the mews where appropriate. The design also needed to respect the neighbouring properties, mitigating overlooking within the design of the dwellings and amenity spaces.

#### Vision

Being in close proximity to Cockfosters Station, residents would be provided with excellent access to transport whilst being provided with 4 car parking spaces on site.

The intention is that the building would sensitively slot into existing site by creating a high-quality shared landscape which is offered within a mews scaled space. The vision is for a public realm that will thread together and unify the development, whilst offering secluded amenity spaces.

With residential settlements running in parallel to the east and west of the site ranging from two to four stories, the response seems quite clear; break down the massing through sculpted forms that reflect the local character, orientate the massing to respect key offsets to respect neighbouring dwellings, and orientate windows to mitigate overlooking.

- 1 Old Church Street, London
- 2 Peckham, London
- 3 Peckham, London



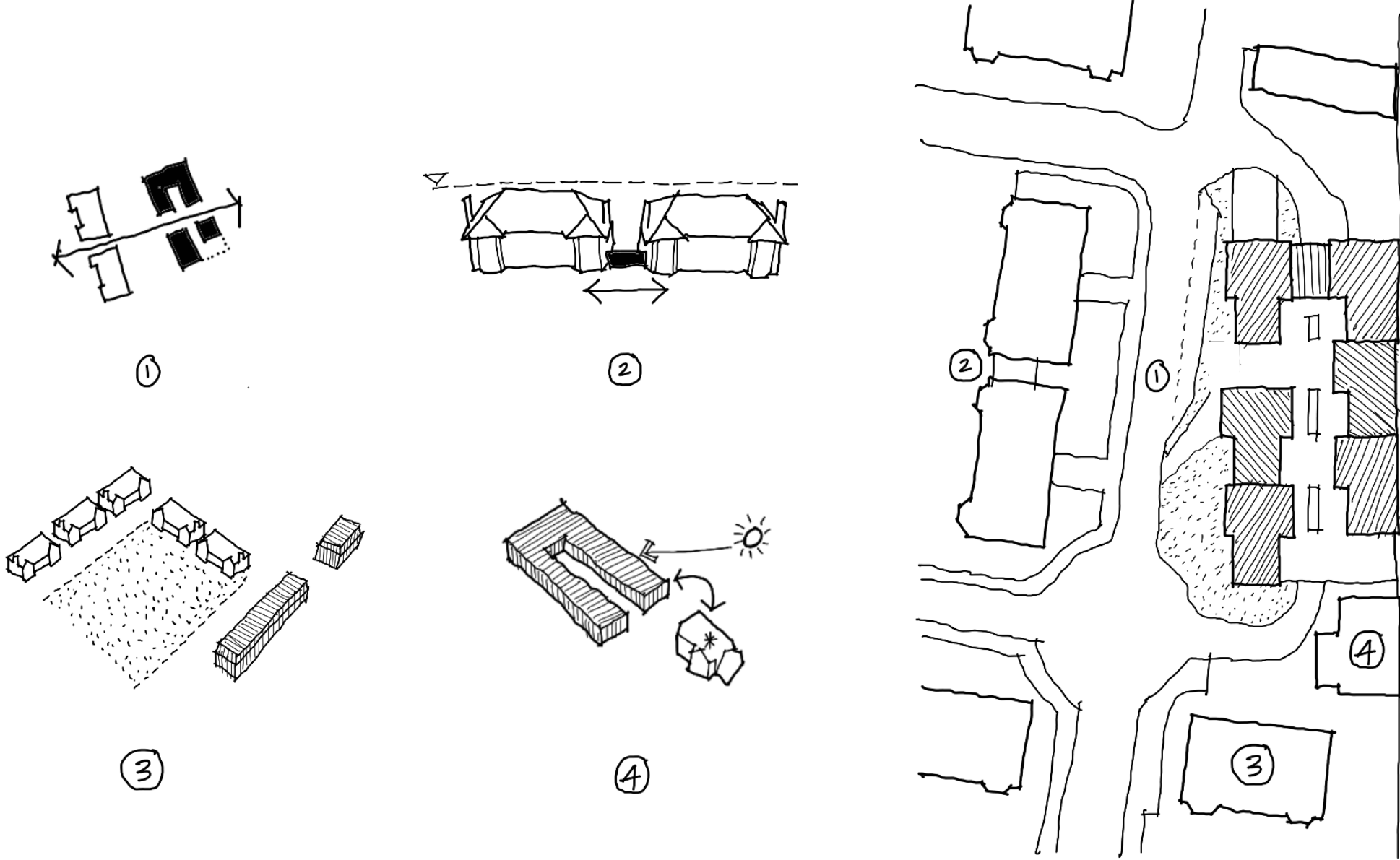
# 4.0 DESIGN EVOLUTION & PRINCIPLES

## KEY CONCEPTS

### SITE STRATEGY

The private estate of Belmont Close has informed a number of key site specific responses;

1. *Clear break in the mass* - the buildings directly to the west of the site inform a legible break point which can create a natural entry point
2. *Linked building with a consistent ridge line* - The language of two clear two storey house forms linked by a lower single storey element has informed the expression of the house types which create the mews street above the garages
3. *Repeating house types* - the nature of the private estate is characterised by a consistent materiality and a number of repeating house types which creates a specific sense of place which the scheme needs to respond to
4. *Horseshoe block orientation* - The prevailing mass of the houses is arranged to respect the sensitive adjacency of 'The Cottage' as well as allowing the mid-day sun to penetrate deep into the mews street to create a dynamic and pleasant piece of communal amenity



- 1 Responsive break in mass
- 2 Linked houses and consistent ridge
- 3 Repeating house types
- 4 Respect 'The Cottage' and orientation



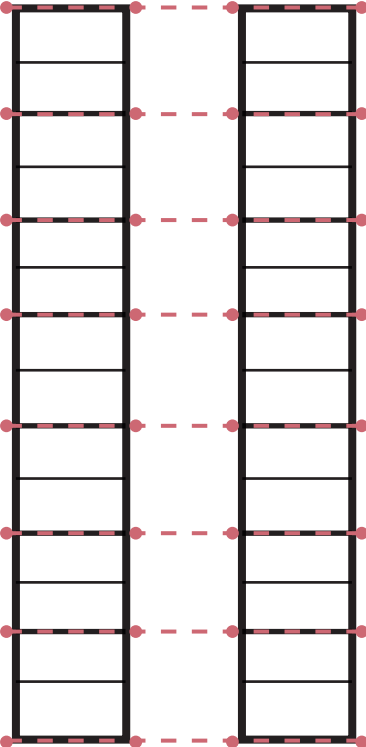
# 4.0 DESIGN EVOLUTION & PRINCIPLES

## GARAGE MEWS

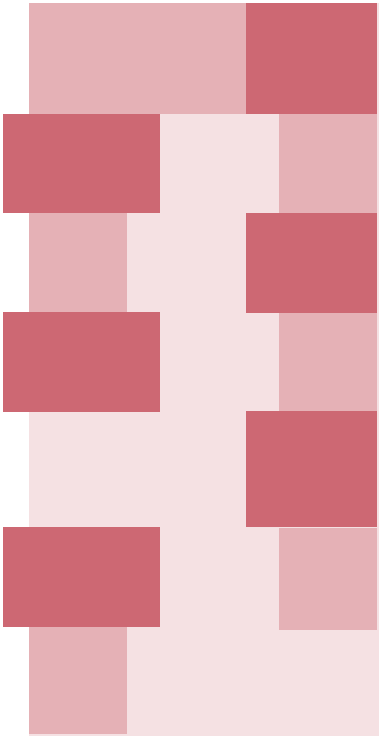
### DESIGN STRATEGY

A clear rationale has been developed to craft an appropriate architectural response to the opportunities and constraints presented by the site;

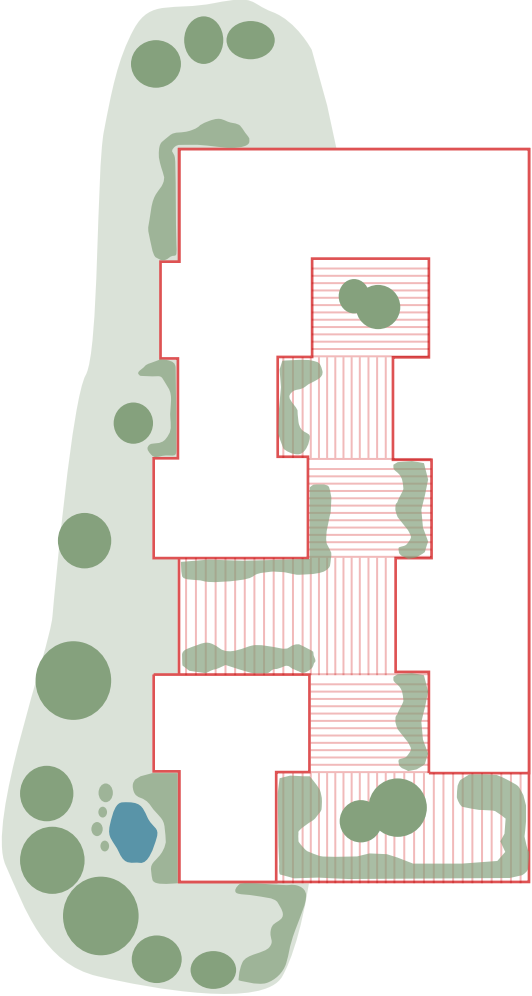
- 1. *Existing garages* - the retention of the garages at grade imposes a rigorous structural grid on the scheme to be taken through to the upper levels
- 2. *House massing* - responding to the structural grid below, the house massing is purposefully staggered to mitigate overlooking concerns and enable the reading of a repeating house type which feels a natural extension and part of the Belmont Close estate
- 3. *Maximised landscape* - the landscape is conceived to deliberately contrast the angular forms of the terraces, enhancing biodiversity and creating usable amenity for residents.



1



2



3



# 4.0 DESIGN EVOLUTION & PRINCIPLES

## AXONOMETRIC BUILD UP

### MASSING APPROACH

The diagrams opposite show how the initial site strategy and concepts translate into the final proposal.

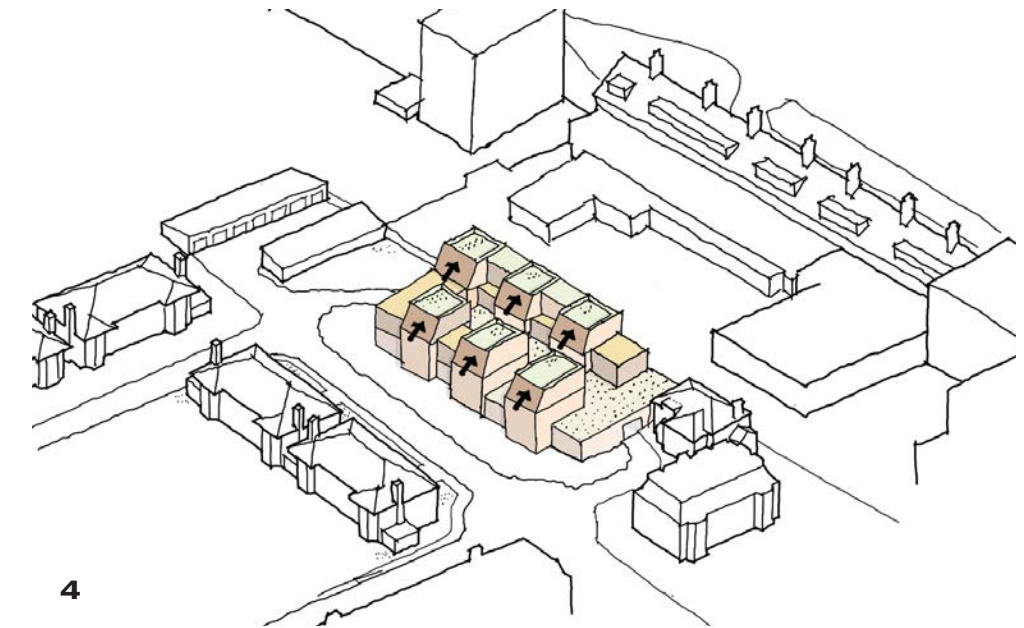
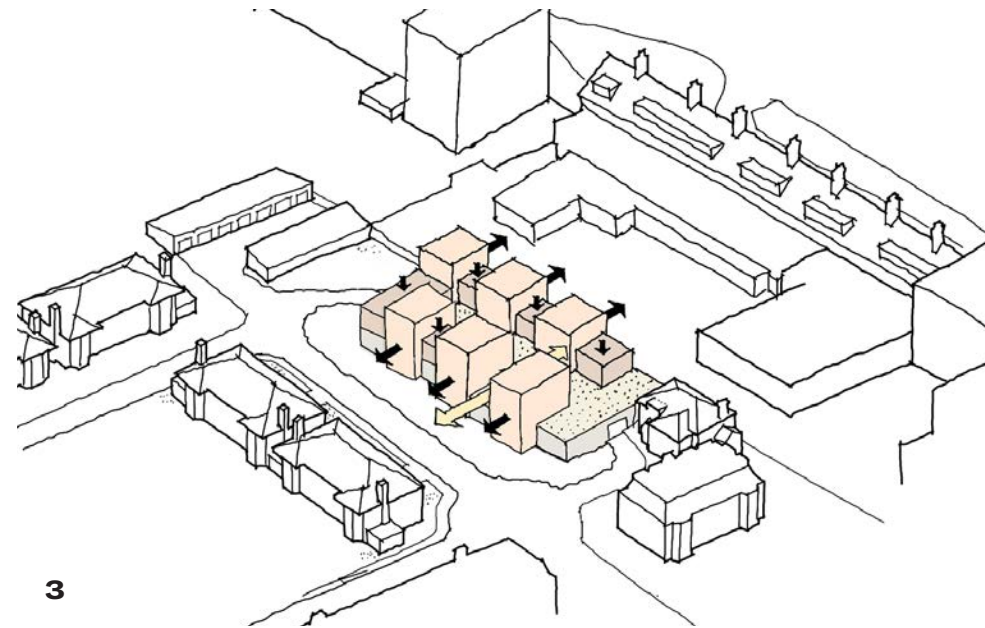
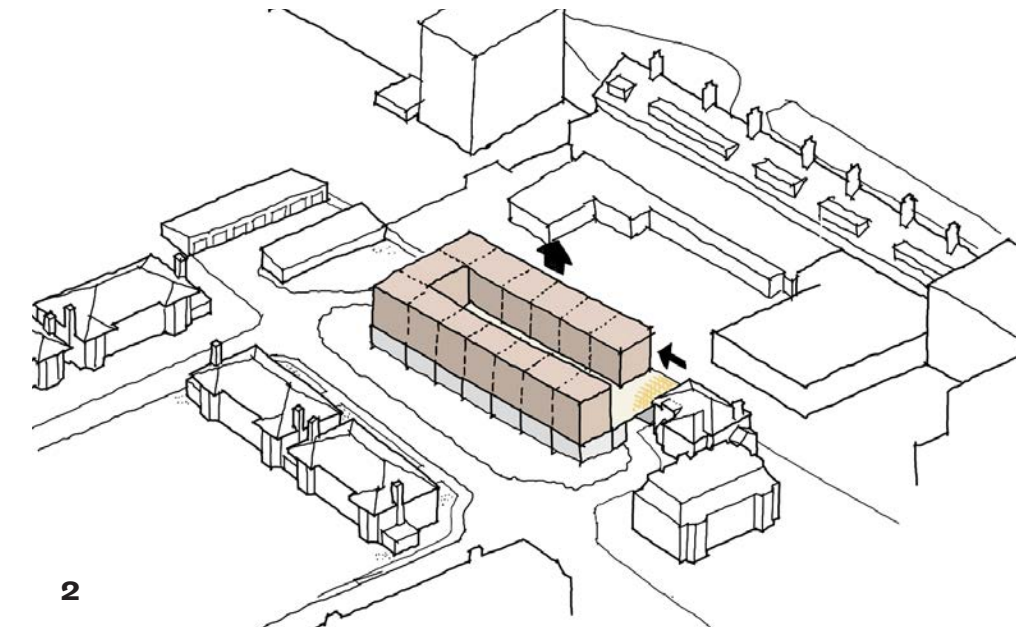
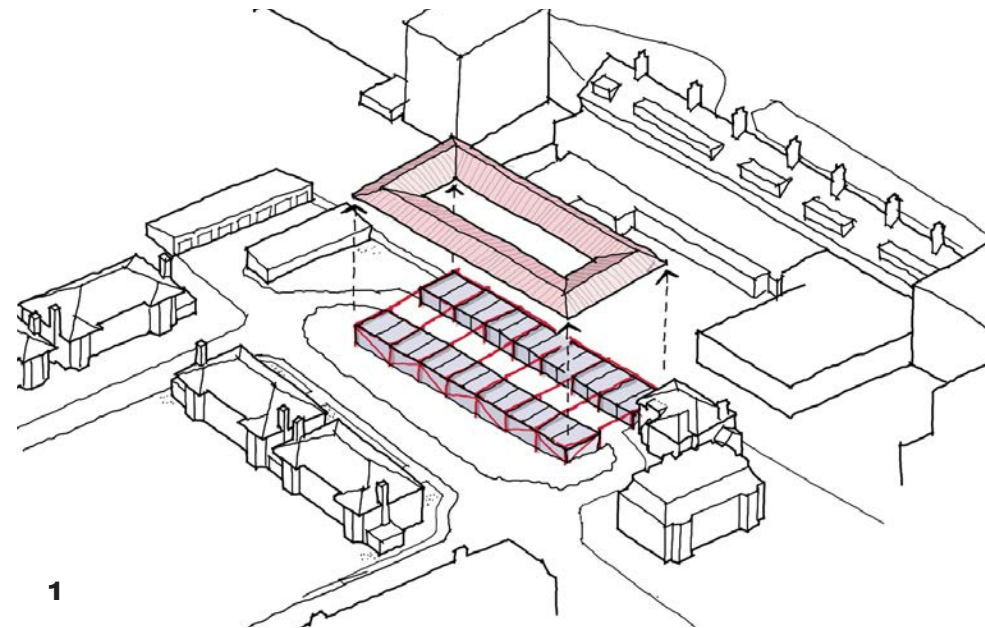
The massing has been carved away to sensitively relate to the surrounding context.

- The existing roof is removed and a primary steel skeleton structure is erected around the garages.
- The mass is set back from the existing cottage and extruded up two storeys on top of the steel structure in an open cloister form.
- The mass is broken down by creating single storey elements and protruding taller elements.
- Sympathetic roof and building forms are introduced to soften the extent of the development

In order to ensure the residential units offer the highest quality living standards, extensive time has been devoted to revising internal layouts to ensure:

- Maximising daylight.
- High quality amenity space which offers privacy, sunlight and good outlook.
- Sufficient storage space.
- Contemporary open plan living .
- Defensible space to the outside of the units on the mews.
- Ensuring layouts and window positions are designed to mitigate overlooking across the mews.

There is significant opportunity to capitalise retaining an existing use whilst providing an area which in need of more housing. The unique secluded nature of the site relative to its close proximity to a wider transport network offers a unique opportunity to create a new thriving residential community within a rich existing neighbourhood.





# 4.0 DESIGN EVOLUTION & PRINCIPLES

## MASSING APPROACH

### MASSING APPROACH

The scale and massing of the proposal has been developed to be the most appropriate for the context, tying into the stepping building heights of the surroundings, and playing special attention to breaking down the massing to reduce any potential for a monolithic development.

In order to ensure the residential units offer the highest quality living standards, extensive time has been devoted to crafting internal layouts to ensure:

- Maximising daylight whilst reducing impacts of solar gain by prioritising east / west facade openings.
- High quality amenity space which offers privacy, sunlight and good outlook.
- Sufficient storage space.
- Contemporary open plan living .
- Defensible space to the outside of the units on the mews, in the form of private amenity and lightwells.
- Ensuring layouts and window positions are designed to mitigate overlooking across the mews.

There is significant opportunity to capitalise on retaining an existing use whilst providing an area which is in need of more housing. The unique secluded nature of the site relative to its close proximity to a wider transport network offers a clear opportunity to create a new thriving residential community within a rich existing neighbourhood.





# 5.0

# THE SCHEME



# 5.0 THE SCHEME

## DEVELOPMENT OVERVIEW

### PROPOSED DEVELOPMENT OVERVIEW

**OVERVIEW**  
 The aim of the development is to create a mews of 6 houses with a high quality modern design which will sit above an existing garage development. This will retain a sustainable brownfield site and contribute to the local housing provision. All existing 28 garage units are use class C3.

The proposal is comprised of a range of single to two storeys across six blocks. The scheme will provide; 2 x 2 bed units, 3 x 3 bed units and 1 x 4 bed units. [The full break down can be found in the supporting area schedule].

Access to each units is from the proposed mews level via a secure lift and stair from the existing ground level.

Additional elements to note include 12 cycle parking spaces for residents and 2 for visitors as well as sufficient refuse storage. See later chapters for further detail.

**LAND USE**  
 The existing site has an area of 1,075sqm. The accompanying Planning Statement provides a more detailed justification for the proposed residential land use.

Proposed areas and unit mix are available in the appendix of this document but can be summarised in the table below.

The total GIA is **662sqm**.

Unit Type	Number	GIA (Average)
2 bed 3 person House	1	75m <sup>2</sup>
2 bed 4 person House	1	95m <sup>2</sup>
3 bed 5 person House	3	103m <sup>2</sup>
4 bed 7 person House	1	147m <sup>2</sup>
Total	6	





# 5.0 THE SCHEME

## SCALE, HEIGHT & MASSING

### SCALE, HEIGHT & MASSING

The scale and massing of the proposal has been developed to be the most appropriate for the context forming the transition between the 2, 2.5 and 3 storey buildings of Belmont Close and the taller, 4 and 5 storey buildings of Cockfosters Road. The greenery is enhanced to the western edge to offer a rich, sustainable rain garden alongside a usable landscape. A mews street in the sky is created to provide an exciting public realm for the new properties to face onto. The proposal has been developed following further detailed discussions with consultants in the following fields of expertise:

- Planning (through a thorough Pre-Application process)
- Daylight and Sunlight
- Landscape Design

This has enabled us to ensure that the proposal does not have a detrimental impact upon:

- The residents of the neighbouring developments
- The overall heights of the proposal follow the stepping nature of the ridge and eave heights of the immediate context

Principally, the footprint of the proposal is organised in a horse shoe orientation, maximising the amount of light that can enter onto the proposed mews level whilst creating a welcoming domestic feel with a sense of place and defensible planting.

The units are broken down, ranging from one to two storeys from the mews level and by providing large set backs in plan to provide residents with privacy by preventing direct outlook out of primary bedrooms whilst increasing the amount of daylight each unit can be filled with. The protruding, taller elements of the scheme to the west also allow for a secure and covered private lobby which provides access up onto the mews level.

The proposal is set back on the south east corner of the site in order to be respectful and sensitive to the existing Cottage. The taller, two storey plots with infill pieces have been located at the north east portion of the site to limit the impact on daylight and to be respectful to the 2 storey properties of Belmont Close to the west of the site.





# 5.0 THE SCHEME

## MATERIALITY & DETAILING

### MATERIALITY & DETAILING

A high quality varying pink brick, pink & green metal and pigmented concrete palette has been chosen for this scheme to echo surrounding context whilst providing intrigue and a sense of place to the development. The brick will respond positively to the adjacent residential developments whilst varying brick bonds and concrete banding will help break the massing down. To respect the context and distinguish between old and new, it's important that the tone of the brick is appropriate for the street but does not try to copy the existing context, creating a pastiche response

The materials used in the proposed development will be specified to minimise impact on the environment and on building users over the full life cycle of the building. In particular, materials will be reviewed using the BRE 'Green Guide to Specification', aiming to maximise the proportion of high rated materials and make the majority of materials high rated in the overall construction. Insulating materials with low Global Warming Potential [GWP] will be specified. Non toxic materials will be used wherever possible including the specification of low VOC content products.

Brick has been specified due to the local environment and material context but also due to its lifespan as a sustainable building material and the comfort in knowing in multiple decades the building will still be a robust and high quality piece of architecture, similar to many of the adjacent residential dwellings.

Finned metal walls will be inserted into the scheme to aid in breaking down the massing whilst providing usable and pleasant space for residents. These 'lightweight' elements prevent the scheme from becoming a monolithic mass in the context.

Oriel windows on the mews have a two-fold benefit. Firstly they will maximise the amount of light into habitable rooms. Secondly is they will allow a sufficient level of privacy for residents as the front pane of glass will be obscure. The protruding aluminium window reveals look to add depth to the facade, expressing feature windows and residential entrances. These will also aid in providing additional privacy to residents.

The specification of a high quality materials is essential to ensuring the end product is of a high design value.

