

# 5.0 THE SCHEME

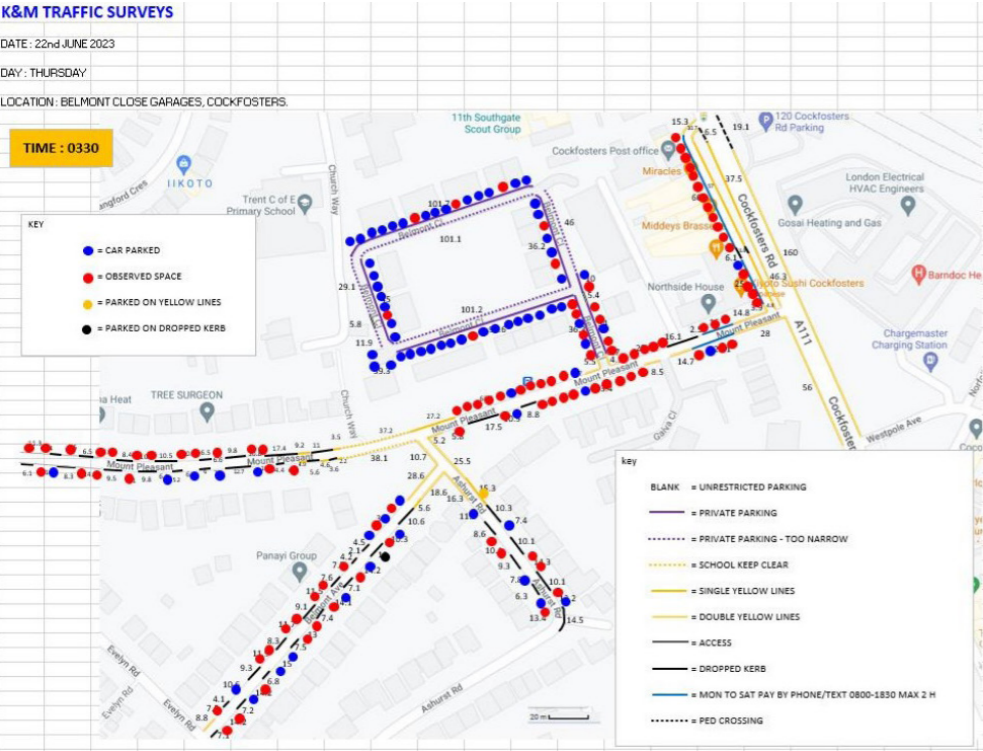
## PARKING

### PARKING

**CAR PARKING**  
 The scheme will provide 4 car parking spaces due to the PTAL rating of 3/4 which, for outer London, equates to 0.5-0.75 car parking spaces per unit which is in line with Enfield's Planning Policy.

One parking space, closest to the main lobby will have an EV charging point.

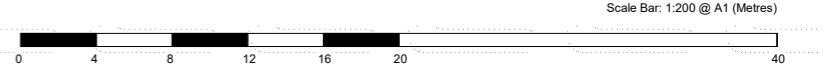
In addition to this, a parking beat survey was undertaken by K&M Parking Survey in June 2023 to found that Belmont Close and surround streets had ample capacity for additional on-site parking. More information can be found in the RPS Transport Technical Note.



K&M Traffic Survey, carried out in June 2023



Proposed Ground Level



# 5.0 THE SCHEME

## EXISTING CAR PARKING

### RETENTION OF EXISTING GARAGES

The retention the existing garage use of the site is of utmost important for the proposal, continuing to benefit the residents of the surrounding areas.

Measures will be put in place to ensure the under-croft garage area is a safe and pleasant space, allowing the existing garages to continue to be in operation whilst maintaining the safety for new residents above; these include;

- 1. A series of minimum 1000mm lightwell from the mews above to allow natural light down into the garage
- 2. Artificial lighting
- 3. CCTV
- 4. Electronic gates with fob access.



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## REFUSE & CYCLE STRATEGY

### CYCLE & REFUSE

**CYCLE PARKING**  
 The scheme provides sufficient private and visitor bicycle storage in accordance with the Enfield Forest Policy, with space to store two bicycles per unit. Each dwelling will have access to two spaces within a secure, covered cycle store at the north of the site adjacent next to the refuse store for the existing dwellings of Belmont Close. This will provide provisions for larger bikes and will provide an electrical charging point

There is also two visitors parking spaces available at the front of the site.

**REFUSE**  
 Refuse storage is provided for all 6 units in the communal footpath in a secure communal bin store. The maximum drag distance from 29m

**Terraced House:**  
 1 x 140L General refuse  
 1 x 240L Recycling

- Cycle Store
- Refuse Store
- Existing Dwellings Refuse Store Consolidated



**6.0**

# **ACCESS STATEMENT**



# 6.0 ACCESS STATEMENT

## ACCESS

### TRANSPORT

#### TRANSPORT

As described in previous sections of this document, the site is well located for public transport and has a PTAL of 3/4. The site is within a 5min walk from Cockfosters Station.

#### PARKING

In accordance with The London Plan, based on the location and the nature of the proposed development, the scheme includes 2 cycle parking space per dwelling and provides a 4 car parking space which is required due to the nature of the development providing well sized family homes.

The cycle parking will be accommodated within a covered and secure storage at the west of the site and will be surrounded by planters and landscaping.

A communal bin store will also be accommodated within the development on the ground level, adjacent the secure entrance lobby up to the mews development, providing discrete and secure storage which is easily accessible.

### ACCESS

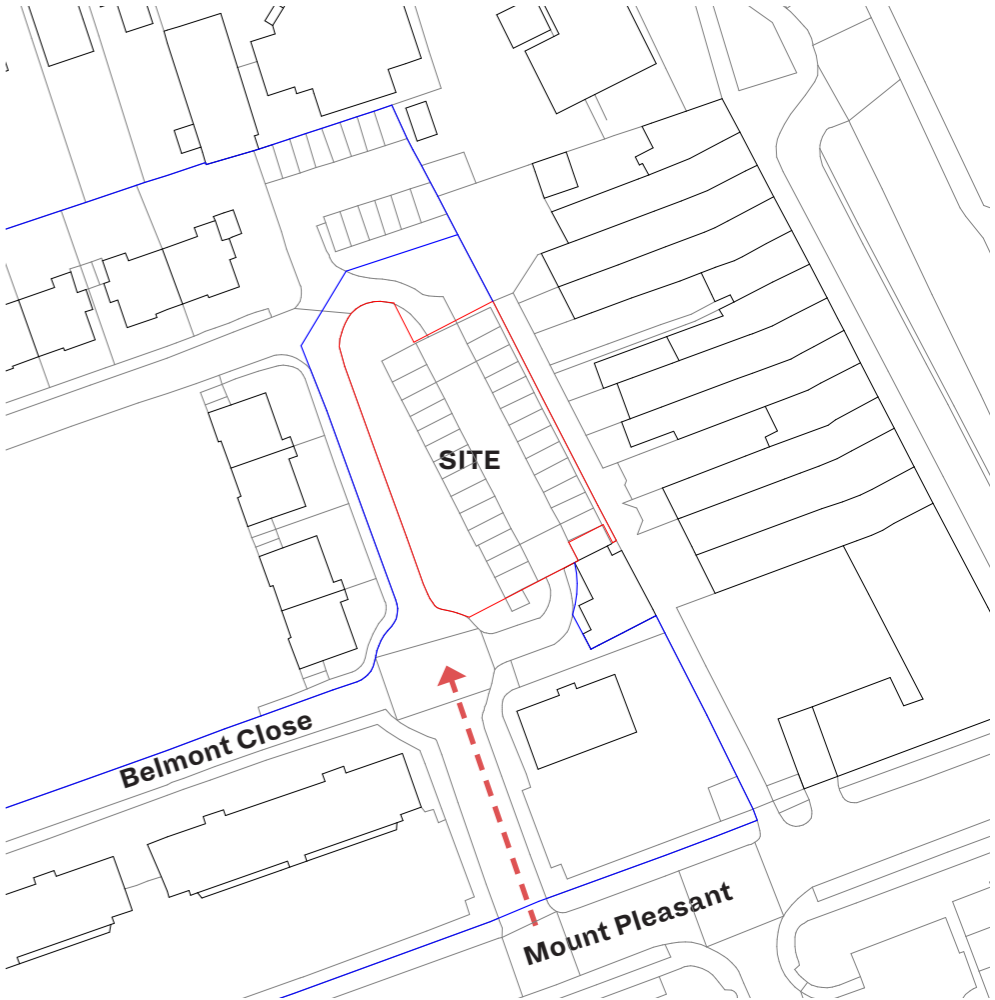
#### ACCESSIBILITY

The site has a PTAL rating of 3/4, with relatively easy access to local bus services and tube stations that provide frequent services to the surrounding area.

As such, the location of the development is conducive to providing future residents with a realistic choice of active and sustainable travel modes for day-to-day requirements.

#### ACCESS

The proposal seeks to retain the existing vehicular access off Belmont Close, which is in line with the neighbouring properties and is safe, with no known problems.



# 7.0

# APPENDIX

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## AREA SCHEDULE

### Belmont Close - Unit Schedule

Unit	Unit Number	Unit Type	Beds	Persons	Part M Compliance	GIA (sqm)	GIA (sq.ft)	Private Amenity (sqm)
Unit 01	01	2B3P	2B	3P	M4(2)	75	809.34	33.9
Unit 02	02	3B5P	3B	5P	M4(2)	96	1,029.57	35.4
Unit 03	03	3B5P	3B	5P	M4(2)	103	1,109.33	43.0
Unit 04	04	4B7P	4B	7P	M4(2)	147	1,582.94	49.8
Unit 05	05	3B5P	3B	5P	M4(2)	109	1,174.88	19.9
Unit 06	06	2B4P	2B	4P	M4(2)	95	1,017.62	36.7
<b>Unit Totals</b>						<b>625</b>	<b>6,723.68</b>	<b>218.7</b>
Ancilliary Plant						33	355.21	
						4	46.50	
<b>Total</b>						<b>662</b>	<b>7,125</b>	

### Residents Cycles

Unit Type	No. Units	No. Cycles
2B	2	4
3B	3	6
4B	1	2
Visitor Space		2
<b>Totals</b>	<b>6</b>	<b>14</b>

- Notes:
1. Areas are indicative only and subject to design development, measurements rounded to nearest sq.m / sq.ft , measured in accordance with RICS Code of Measuring Practice 6th Edition.
  2. This is a work in progress document and is subject to further design development

**DEFEA**

**THANKS**