

Design and Access Statement

Description:

Demolition of existing house and erection of 7 flats

Site:

23 Crescent East, Enfield, EN4 0EY

Applicant:

PK Developments



October 2023

Alan Cox Associates

224a High Street, Barnet, EN5 5SZ

☎ 0208 440 7777

www.alan@coxassociates.co.uk

VAT Reg. No 931 8426 21 /

Registered No: 6563552.



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1. Introduction & Proposal

This statement has been prepared on behalf of PK Developments.

The planning application comprises of the demolition of the existing house and the erection of 7 self-contained flats .

- Section 2 provides an analysis of important features of the site and surrounding area that are relevant to the design process.
- Section 3 explains the design of the building as it currently stands
- Section 4 reviews the design process that we went through to come to the proposed design as it currently stands.
- Section 4 and 5 summaries the above and provide a conclusion.

The documents that have been submitted with this applications are:

- 1) Architects Drawings 512202- 21 to 32
- 2) Arboroculutral report
- 3) Landscaping scheme
- 4) Suds scheme and Flood Risk Assessment
- 5) Fire report
- 6) CIL Form
- 7) Light report (affect on neighbors and affect on proposed occupants)
- 8) Highways Report
- 9) Ecology Report
- 10) Energy Statement
- 11) Heritage Statement and TVIA
- 12) Planning Statement

2. The Site and Surrounding Area

- 2.1 The site is located along Crescent East in Hadley Wood (figure 1). The site is not within the Hadley Wood Conservation Area however the Conservation Area is next to the site and on the opposite side .
- 2.2 The original house on the site has no architectural merit and does not contribute to the Conservation area aesthetic which is predominantly Arts and Crafts/ Edwardian in its style.
- 2.3 The house used to be 2 houses (semi-detached), however this was converted to one house.
- 2.4 The site area is 2093m². The site slopes away from the front to the back by maximum 3.5m.
- 2.5 There are several trees on the site which have been logged and Root Protection Areas provided. A formal arboricultural has been provided with the planning application.
- 2.6 There is an existing carriage drive into the property with two separate crossovers. (fig 2)





Figure 1 - Defined Site

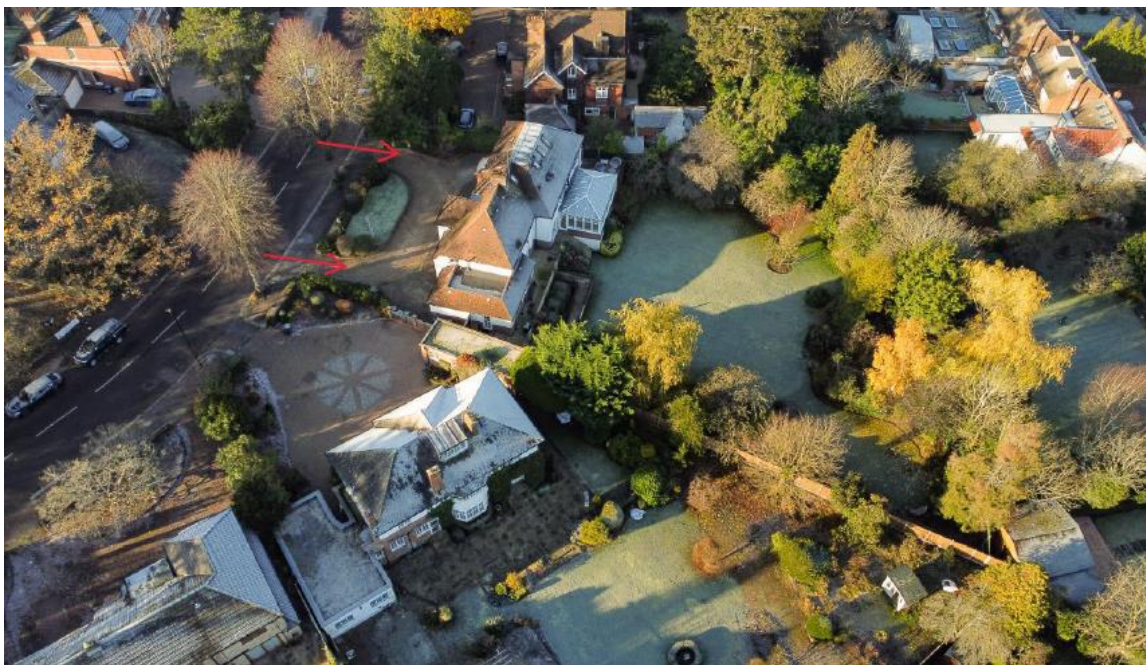






Figure 2 - Two crossovers into site

- 2.7 The surrounding properties vary in size and typology. The immediate neighbor at no. 21 Crescent East is a care home. The property at no. 25 Crescent East is a large, detached house.
- 2.8 The properties that contribute to the positive aesthetic of the Conservation area are properties that represent the Arts and Crafts Movement of the late 19th Century and Early 20th Century.
- 2.9 The below table provides a summary of the architectural features on the built form that contributes to this aesthetic. (fig 3). It is these elements that have been used to develop the design of the scheme.

| House number or numbers on Crescent East | Feature | Image of Feature |
|--|---|---|
| 13/19b | White painted balcony wood work with hand crafted ornate newels and spindles. |  |
| 21//15/13/19 | Tapered brickwork Chimneys with clay chimney pots. |  |
| 21/17/15/13/19/19b | White painted fascia boards with border. |  |
| 21/17/15/13/19 | Tile clad gables |  |


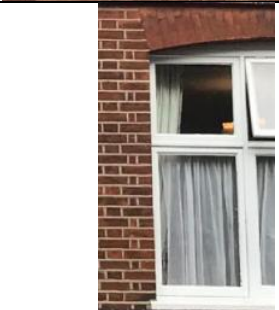

| | | |
|--------------------|--|---|
| 15/19 | Casement windows with white painted concrete lintels and surrounds |  |
| 21/17/15/13/19/19b | Casement Windows with arched heads and soldier course at an angle |  |
| 17/19/19b/21 | Small dormers |  |
| | Finials (not on Crescent East but prevalent in Edwardian/ Arts and Crafts Architecture. |  |



Figure 3 – List of prominent features in the Conservation Area on the same side of the road as the application site. (no. 13-21)

3. The Proposed Scheme

Scheme Facts and Description:

- 3.1 The proposal is to demolish the existing property and erect 7 self-contained flats with parking at both the front and rear.
- 3.2 The scheme will have a GIFA of 972m2 where ceiling height is 1.5m and higher.
- 3.3 There will be 7 flats within the development with a view to the flats appealing to local downsizers, thereby releasing larger properties in the area for family occupation, who require a link into London (via Hadley Wood train station which is located 5 minutes (400m) down the road). When discussing with local Estate Agents, the demographic that this development is to appeal to requires a traditional aesthetic that is in keeping with the local surroundings. Therefore the design has been based on the aesthetics of the Conservation Area with an influence of the Arts and Crafts style of Architecture.
- 3.4 The flat facts are reviewed in the table below:\

| Flat no. | Gifa (m2) | Bedrooms | required size for MLP | Private Amenity (m2) | Required amenity for DMD9 | Parking | Part M compliance |
|----------|-----------|-----------------|-----------------------|----------------------|---------------------------|---------|-------------------|
| 1 | 135 | 3bed 6 persons | 102 | 35 | 9 | 1 | m4(2) |
| 2 | 94 | 2bed 4 persons | 70 | 18 | 7 | 1 | m4(2) |
| 3 | 105 | 2bed 4 persons | 70 | 21 | 7 | 1 | m4(3) |
| 4 | 133 | 3 bed 6 persons | 95 | 14 | 9 | 1 | m4(2) |
| 5 | 103 | 3 bed 6 persons | 95 | 14 | 9 | 1 | m4(2) |
| 6 | 110 | 2bed 4 persons | 70 | 8 | 7 | 1 | m4(2) |
| 7 | 73 | 2bed 4 persons | 70 | 10 | 7 | 1 | m4(2) |

- 3.5 There will be 7 parking spaces within the site demise. Visitors will park on the street. A highways report has been carried and submitted with this application that confirms this is acceptable.
- 3.6 The bike storage will be located on the front garden as shown on the site plan located in a contained timber structure. This is shielded from the neighbors by an existing wall and existing evergreen trees. This will include different types of bikes as defined in the drawings.
- 3.7 Refuse and Recycling will be located to the side of the property (no. 21 side) as shown on the site plan located in a contained timber structure. This is shielded from the neighbors by an existing wall and existing evergreen trees.
- 3.8 6 flats will be compliant with m4(2) and have lift access from basement to the top floor. Flat 3 will be m4(3) compliant. The communal garden will be accessed via a door within the basement which will have a ramp up to the garden. Each flat also benefits from its own private balcony/ external areas with level thresholds.
- 3.9 The main entrance will be in the middle of the property. This will be accessed by a path from the front garden area with opens onto the existing pathway along Crescent East. The occupants will be able to view the rear garden from the front entrance as there is a view all the way to the rear.
- 3.10 4 parking spaces will be located on the front and 3 spaces will be located to the rear. One of the rear spaces will be a disabled space.

Scheme Design:

3.11 Siting and Mass and Bulk.

- The position of the built form has been considered by reviewing the existing massing along Crescent East. The existing property at no. 23 Crescent East does not follow the natural positioning of the built form that surrounds it. (fig 4). The house is considerably set forward on no. 25 which creates an awkward Geometry between the two houses (fig 5).



Figure 4 – Massing of surrounding properties. The red line depicts the natural line of properties which the proposal follows



Figure 5 – transition of no. 23 and 25 Crescent East. Note the awkward location of no. 23 relative to no. 25.

- The new block has been located so that it relates more appropriately to no. 25 and is set further back into the site. (fig 6). The massing follows the obvious path of built form from an aerial view.

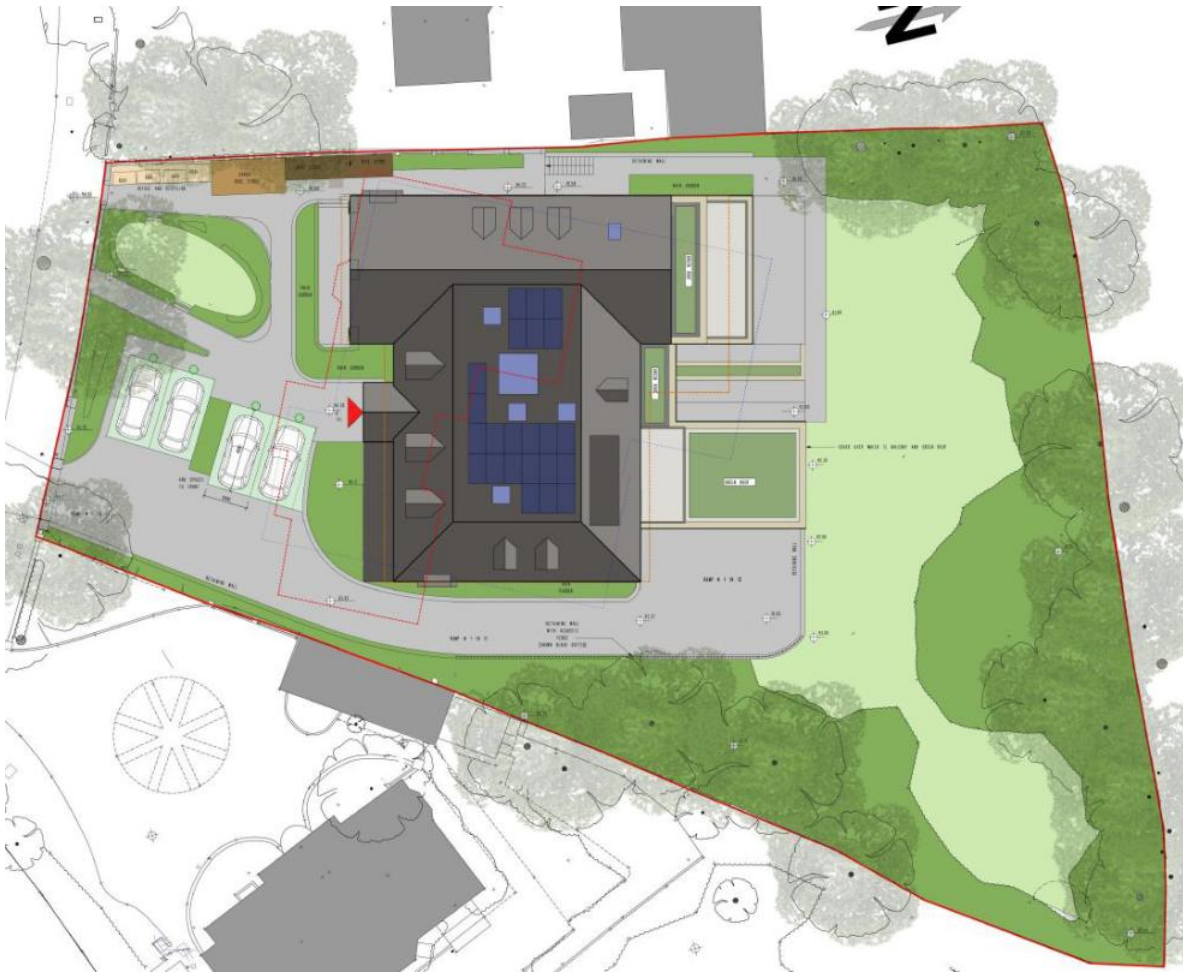


Figure 6 –site plan showing how the building follows the line of existing dwellings compared to the existing demolished dwelling shown in red dotted.

- The overall depth of the built form relates to the existing properties within the Conservation Area. The depth of the existing buildings range from 20m (no. 17) to 12 m (existing dwelling at no. 23). These dimensions are taken at first floor level. The proposed built form has a depth of 17m at first floor level . This is in line with the massing of the built form along Crescent East. (Fig 7).

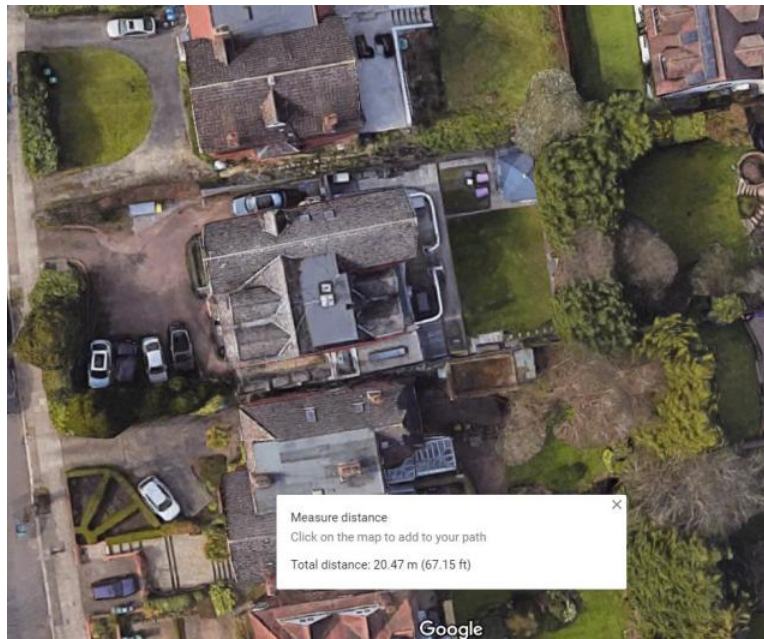


Figure 7—depth of existing built form along Crescent East Conservation Area

- The footprint of the proposal has been considered in relation to the neighboring properties. No. 21 Crescent East which is West of the application site is in the Edwardian Arts and Craft style and consists of dramatic vertical gables. Whereas no. 25 Crescent East which is East of the application site has more of a Georgian aesthetic to it with a low-pitched roof with no Gables (Fig 8).



Figure 8—The two neighboring properties. No. 21 and no. 25

- The proposed street scene depicts firstly, how the proposed built form relates appropriately to the ridge heights of the neighboring properties which follows the natural slope of the road from West to East. Secondly, the massing of the proposal relates to the built form as described with the immediate context by locating the front gable to the west of the site next to no. 21 Crescent East and the pitched hip roof to the East of the site which relates more appropriately to no. 25 Crescent East. (fig 9).



Figure 9–The proposed street scene depicting the relationship with the neighboring properties

- The location of the pitched roof also allows for more a viewing corridor looking North West from the Eastern part of Crescent East which was an initial request from the planning department at pre application stage.
- Much of the mass and bulk of the scheme has been located on the Western side of the site due to the considerable depth that no. 21 Crescent East has, which constitutes of various outbuildings and built form. (fig4 shows this)

3.12Architectural Features

- The proposal has been designed as an extension to the aesthetic used within the Conservation area by incorporating key features that are prevalent in the Conservation Area as well as the concepts of the Arts and Crafts style as a whole. Some of these features have simply been replicated whereas others have been improved upon.
- The front gable is tile clad above ground floor level with red clay tiles. The second-floor gable overhangs the two storey bays which replicate the existing bays at no. 15 Crescent East. The fascia board will be white painted timber and have a border to create interest. The meeting point of the fascia board will be finished with an ornate white painted timber finial.
- The front Entrance is defined by an open porch with a prominent front gable which extends to the first floor. This two storey gable has different eaves level and roof pitch to the main block which is a prominent feature of Arts and Crafts architecture. A front ground floor porch continues from this structure to enclose the amenity space to flat 4. The balustrade to the front porch consist of white painted wooden vertical Newels with ornate white painted vertical spindles much like the balconies at no. 13 Crescent East. This method of balcony treatment continues to the rear and side elevations.
- The front facing windows have white concrete cills and brick soldier courses which follow the

curved heads of the windows, again another feature prevalent in the Conservation area.










- The two side elevations are flanked by large brick chimneys with corbelling brickwork at the head of the chimneys with clay pots.
- The front dormers are small and discrete but are accentuated by ornate fascia boards and finials which are a feature of Edwardian and Arts and Crafts Architecture.
- The roof will be slate but with contrasting red clay ridge tiles and hip tiles. The Ridge tiles will be two-hole crested ridge tiles and surround the ridge on all elevations.
- We have worked with a Landscape designer to create an exceptionally green front garden and have incorporated grasscrete for the front parking space (fig 10).



Figure 10–Architectural features and front garden.

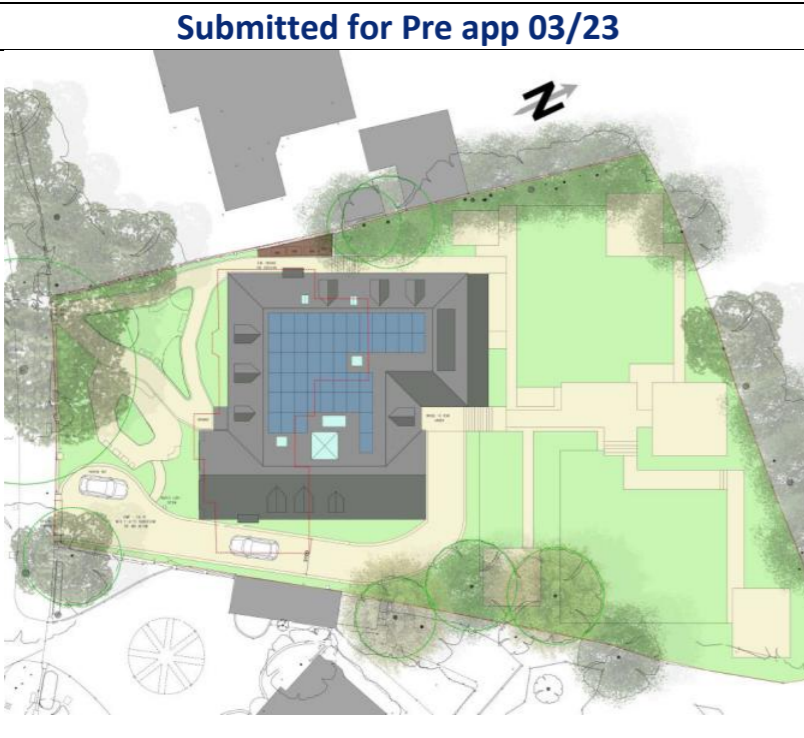
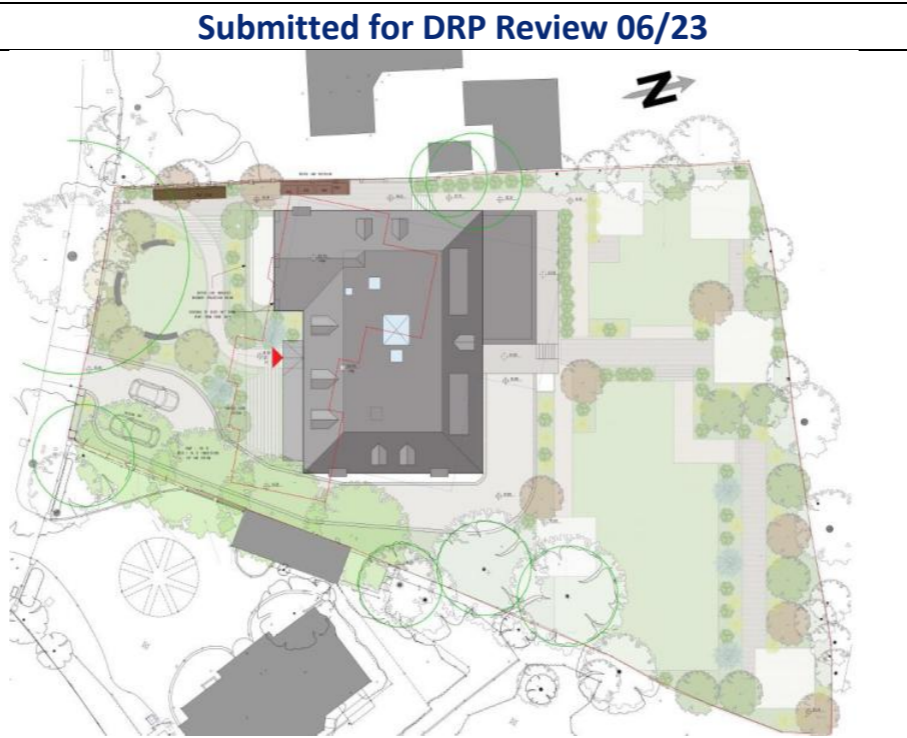
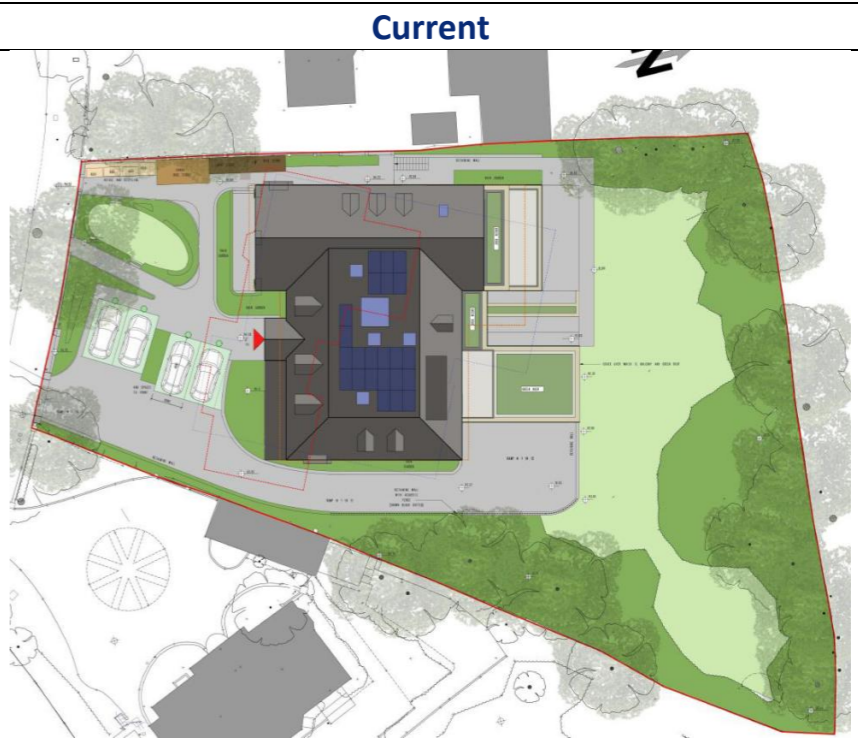






3.13 Materials

- The below table defined the materials chosen for the scheme

| Location | Materials | Image | Description |
|------------------------|---|--|---|
| Wall | Red Brick |  | Handmade style red brick in an English bond with 4mm recessed white mortar |
| Wall | Red Clay tiles |  | Sandtoft plane clay tiles for bay cladding |
| Doors and windows | Timber casement doors and windows with white painted concrete surrounds |  | Windows and doors by Timbawood or similar approved with concrete cills and heads made by bespoke manufacturer and painted white |
| Balconies | White painted timber balustrade to match neighboring properties |  | By bespoke Joinery company |
| Roof | Spanish slates |  | |
| Roof | Crested Ridge tiles |  | Clay crested ridge tiles |
| External Hard standing | Brick edging for path |  | |
| External Hard standing | Permeable paving |  | |
| External Hard standing | grass Crete |  | |

4. The Design Process

- 4.1 Prior to this proposed design we engaged with a Pre Application with Enfield Council. Once the pre application report was received we amended the scheme along with their guidelines. We then presented this new scheme to the Design Review Panel. We were recommended to do this by Enfield Council at pre application stage. Upon Receipt of a report from the DRP we altered the scheme a second time and issued it to the local committee members who provided their comments and concerns. What has been submitted is the result of three consultations with the relevant stake holders.
- 4.2 To Summaries The scheme went from 8 flats with basement parking prior to pre application to 7 flats with basement parking prior to DRP stage to 7 flats with above ground parking at the current proposal. This did not change after the consultation with the committee members.
- 4.3 Overleaf is a table which shows the Previous site plans, front and rear elevations to show the progression between the various schemes.

| | Submitted for Pre app 03/23 | Submitted for DRP Review 06/23 | Current |
|-----------------|---|--|--|
| Site Plan |  Site plan for the 03/23 submission. It shows a large building footprint with a central courtyard area. The site is surrounded by trees and other structures. A north arrow is present in the top right corner. |  Site plan for the 06/23 submission. It shows a more detailed building footprint with a central courtyard area. The site is surrounded by trees and other structures. A north arrow is present in the top right corner. |  Current site plan. It shows a detailed building footprint with a central courtyard area. The site is surrounded by trees and other structures. A north arrow is present in the top right corner. |
| Front elevation |  Front elevation for the 03/23 submission. It shows a three-story building with a gabled roof, dormer windows, and a central entrance. The building has a brick facade and a balcony on the second floor. |  Front elevation for the 06/23 submission. It shows a three-story building with a gabled roof, dormer windows, and a central entrance. The building has a brick facade and a balcony on the second floor. |  Current front elevation. It shows a three-story building with a gabled roof, dormer windows, and a central entrance. The building has a brick facade and a balcony on the second floor. |
| Rear elevation |  Rear elevation for the 03/23 submission. It shows a three-story building with a gabled roof, dormer windows, and a balcony on the second floor. The building has a brick facade. |  Rear elevation for the 06/23 submission. It shows a three-story building with a gabled roof, dormer windows, and a balcony on the second floor. The building has a brick facade. |  Current rear elevation. It shows a three-story building with a gabled roof, dormer windows, and a balcony on the second floor. The building has a brick facade. |

4.4 Below summaries the stages that we went through to get to the proposal that we currently have.

Stage 1- Summary of Enfield Pre application report 22/04197/PREAPP

- The council felt that flats were acceptable in the area as well as a knockdown and rebuild.
- They felt 8 flats was too many for the site and suggested 6
- They felt that we should explore the option of above ground parking
- They felt that the scheme was too large and orientated incorrectly.
- There was concerns about the viability of planting next to the basement access road
- The council wanted to see the cycling located in a more appropriate space
- The council wanted us to reconcile between re-orientating the building but to maintain a viewing corridor down Crescent East.
- The council were concerned about cross ventilation
- The council were concerned about flat sizes and mix of unit sizes.
- Concerns regarding the detailing to copy a traditional concept due to current regulations.
- The council wanted us to pursue a contemporary scheme

The scheme that was developed in response to this Pre application and Presented to the DRP addressed the above issues in the following manner:

- The no. of flats was reduced to 7 flats with basement parking and a gym. 6 flats made the scheme unviable to the developer.
- The mass and bulk was significantly reduced and the building reorganized so the gable was on the Conservation Area.
- The building was re aligned so it followed the existing urban grain of the surrounding properties
- Confirmation was sought from the Landscape consultant regarding the method of planting trees
- The cycle storage was located in a more appropriate space.
- Flat mix was improved, and all flats ensured cross ventilation.
- The Mock ' Arts and Crafts' style of architecture was pursued again with the new application. The client has done extensive research into their target market and determined a traditional, in keeping style of architecture was important to appeal to their target market.

Stage 2- Summary of Design Review Panel comments from report received 31.05.23

- Generally supportive of proposal and wouldn't have detrimental impact on Conservation Area
- It is an attractive frontage that looks like one dwelling instead of flats
- Alterations after pre application are welcome including re-orientation and relocation of front gable
- No need to hide the building behind trees
- Integration of landscaping to the front is supported
- Retain as much of the existing rear garden as possible ensuring Root Protection Areas to trees are protected.
- View from front door to rear is welcome
- Review location of ramp
- Provide communal areas for occupants
- Volume could be reduced to yield a more pleasing outcome
- Building proposal commendable in a traditional style
- T shape plan to improve the rear elevation
- Drive through the garden concept

- Enhance the entrance
- Clear commitment to Sustainability such as MVHR.
- Potentially remove basement and implement above ground parking

The scheme that was developed in response to this report received by the Design Review Panel the following ways:

- The most significant alteration was to remove the basement car park. Both the council and DRP have suggested this in their reports as a method to reduce carbon footprint and the size of the scheme. We reviewed this option and looked at providing 7 parking spaces at the front of the property. This had a detrimental impact on the front and there was not enough green landscaping left which was one of our defining concepts of the scheme. Subsequently we felt the solution was to split the parking. 4 spaces on the front and 3 on the rear. This allowed for a large amount of landscaping to the front to be implemented thus maintaining our initial design concepts. The rear spaces would follow the angle of the ramp and be at the basement level but above ground. These cars would be hidden from the ground floor level as they would be at basement level. This decision means a substantial amount of materials and cost is removed from the scheme whilst maintaining the original principles we set about pursuing.
- The removal of the basement parking has enabled a maisonette family unit with direct access to the garden as suggested by the DRP.
- The rear elevation has been scrutinized and the T shape roof plan implemented which has mean the front gable follows through to the rear. The rear elevation is now a vast improvement on the scheme submitted to the DRP. The access to the garden will be from the basement level which has a lift to it meaning it is fully complaint with M(4) requirements. The visual link from the front door to the garden is maintained via windows at ground floor level which was appreciated by the DRP.
- A more interesting and prominent front entrance has been implemented which has been influenced from the design of 'The Red House' by Phillip Webb for William Morris , the founder of the Arts and Crafts Movement. This entrance breaks up the front façade which in terms breaks up the mass and volume of the previously submitted straight façade.
- We have spent a considerable amount of time reviewing the front garden in terms of location for the bins and cycle storage. This is located along the boundary to no. 21 which has an existing wall and evergreen trees along it. The bins are now located away from the occupants and will be shielded from the footpath by evergreen bushes. We have considered the point from the DRP regarding the road through the garden, however now that the parking is above ground level the access needs to be where is currently proposed to ensure adequate access for these cars. We revisited the garden paths to the front access to ensure attractive access to the front without going via the bin store.

Stage 3- Summary of Committee members comments received from Steve de Mos on 31/07/23

We were pleased to note the development's positive features:

- The design is sympathetic to local character.
- The fundamental design principles in the neighbourhood plan are met (roof line, pitched roof, space to side boundaries).
- An adequate area of front garden is provided, alongside parking, pathways and driveway (subject to confirmation in a detailed landscape plan).
- The front boundary treatment is low.

Issues that we have some concerns about:

- The potential impact in terms of overlooking, privacy and outlook/setting on neighboring/nearby properties in Crescent East could be material. An added consideration in this respect is that it includes the Conservation Area and the synagogue.
- An additional site section extending to 21 Crescent East would demonstrate the respective height, distance apart, and line of site from the rear elevation of the proposed new property.
- A CGI drawing from the pavement in Lancaster Avenue would show the impact (if any) of the rear elevation on this street scene within the Conservation Area.
- The building angle to 21 Crescent East should be clarified.
- The landscaping and impact on trees should be clarified.
- The side dormers in the architect's drawing are much larger than those in the CGI, and would be too large.
- Although we welcome the area maintained as vegetated space, we believe that 1 parking space per 2-3 bed apartment is insufficient in this PTAL 1b location. The road curves and is used for parking by commuters, pre-school play group parents and the church, and it is a school bus drop off point. We would suggest that the underground parking should therefore be reinstated.

The scheme that has been submitted has responded to the above concerns in the following way:

- All side first floor windows and above to the proposed scheme will be obscured to Pilkington level three and unopenable above 1.7m high meaning no overlooking is possible. The synagogue is on Lancaster Avenue behind the site and no overlooking can occur from this proposal as it is over 60m away from the proposal.
- We have shown the rear elevation to include the rear elevation of no. 21 Crescent which clearly defines that the scheme is in keeping.
- CGIs from Crescent East have been provided to show how the scheme fits within the context. The scheme cannot be seen from Lancaster Avenue.
- The angle of the proposal is just off being parallel with no. 21 to create the relationship with the massing of no. 25 around the corner. From the road it will look parallel with no. 21.
- Confirmed with the tree report.
- The side dormers are the small type and the front and back dormer are slightly larger. This is to ensure adequate lighting to the habitable rooms to ensure lighting compliance.
- The scheme is compliant with parking requirements from Enfield council and the transport report has confirmed that the road can accommodate additional parking if required. Both Enfield council and the DRP recommended that the basement parking is removed.

5. Summary and Conclusion

5.1 Summary

- The scheme has been developed with the local context as a driving force of the design proposal.
- The scheme has been designed to reflect the positive attributes of the neighboring Conservation Area and thus improve the aesthetic off the Conservation Area.
- The applicant has re-designed the scheme three times in line with the requirements of the planning department/ Design Review Panel and local committee members to result is the proposal that can be seen today.

5.2 Conclusion

The scheme has been scrutinized by both the planning department at Enfield ,a Design Review Panel consisting off 5 architects and a landscape architect and the local committee members. The scheme has generally been received well by all parties. All parties have presented their concerns and thoughts on the scheme. Our response to these concerns is a well-considered, scheme that complements the surrounding area which responds to the context in a thoughtful manner. The DRP felt that the scheme we presented to them was a vast improvement on the scheme submitted for pre-application and were especially complimentary of the scheme. We feel that the latest current scheme is a reactive and positive response to all of the relevant state holders. The process of developing this scheme has always been design and context led to create both an attractive living environment to the future tenants but also the local residents.