

## **Planning/ Heritage Statement**

**Address:** LRO 39/41 London Road, Enfield, EN26LX

**Proposal :** Erection of block of 3 self-contained flats



## **Planning Application**

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## **Introduction**

- The applicant seeks to obtain Planning permission for the erection of a block of 3 self contained flats at the land to the rear of 39/41 London Road Enfield, EN26LX.
- The submission consists of the following documents:
  - Architects Drawings
  - Application form
  - Planning/ Design and Access/ Heritage Statement
  - Flood Zone Map
  - SUDs scheme
  - CIL Form
  - Energy statement

We have referred to Enfield's Validation list to determine what reports are required for a minor full application.

[https://www.enfield.gov.uk/\\_\\_data/assets/pdf\\_file/0015/4362/planning-application-requirements-planning.pdf](https://www.enfield.gov.uk/__data/assets/pdf_file/0015/4362/planning-application-requirements-planning.pdf)

### **Important Note**

- An attempt was made as part of the design process to engage with Enfield Council for pre application advise.
  - A pre application was made in October 2022. The council did not respond to this request after numerous attempts to obtain a response.
  - After 9 months of waiting for a response the council issued a refund for the pre application fees paid.
  - The reference for this pre application was 22/03660/PREHER
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## Site Analysis

- The site is located to the rear of a number of units in central Enfield. The site is essentially within a courtyard (fig1). The site is not used for any purpose.
- The site is accessed via an existing crossover off of Southbury Road (marked in blue on fig 1). This road serves as access to the rear of the surrounding properties and to the application site.
- The site is within the Enfield Town Conservation area.
- The scheme is not within a flood Risk Zone.
- The site has no existing building on it and is currently all hardstanding meaning there is no Ecology on the site.
- The proposal will be a car free scheme and therefore transport is not an issue.
- The site is very close to Enfield Town Station (marked in yellow on fig 1)
- The site is defined in the drawing package with a red outline (fig1)





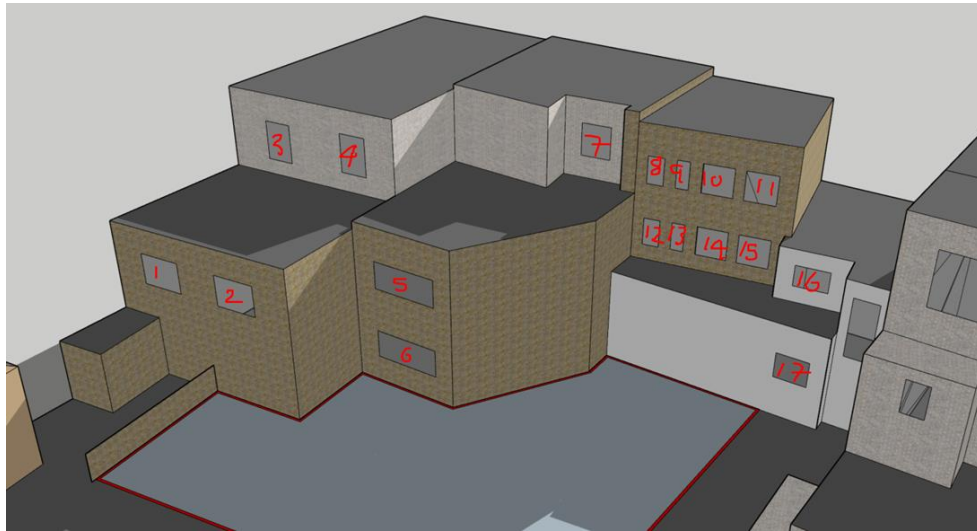
*(fig 1- including image of access road)*

- The built form in this courtyard consists of tall , masonry built buildings , many with flat roofs and some with pitched roofs. (fig 2). It is a typical example of a back of house courtyard to a number of shops/ commercial units..



*(fig 2 – existng built environment surrounding site)*

- The surrounding buildings to the site serve a variety of purposes (mainly commercial). The use of all of the windows facing the site have been defined in (fig 3). None of the windows facing the site constitute a habitable room window.



*(fig 3- windows facing the site and their purpose as defined below )*

- 1-office*
- 2-kitchen to Opticians*
- 3- commercial use for Opticians*
- 4- commercial use for Opticians*
- 5- Commercial use*
- 6- Commercial use*
- 7- Commercial use*
- 8- Commercial use*
- 9- Commercial use*
- 10- Commercial use*
- 11- Commercial use*
- 12- Commercial use*
- 13- Commercial use*
- 14- Commercial use*
- 15- Commercial use*
- 16- Commercial use*
- 17- Commercial use*

- The site does not have any right of ways through it serving other properties in the area.

## **The Proposed Scheme**

- The proposal on this site is to erect a block of 3 , self contained flats with separate entrances. The block is two storeys.
- Flat 1 and 2 are located on the ground floor. Flat 3 is located on the first floor accessed by its own dedicated staircase.
- The entrance to the development will be from the existing access road into the courtyard area and the site will be accessed via a secure gate.
- The site will be surrounded by a 1.8m high fence
- The scheme will be a car free scheme due to the proximity of the station to the site.
- The flat statistics are defined in the table below:

<b>Flat Number</b>	<b>Area (m2)</b>	<b>Amenity space (m2)</b>
1	40m2 (studio)	27m2
2	54m2( 1 bed 2 person)	23m2
3	96m2 ( 2 bed 4 persons)	18m2

- 6 no bikes will be provided within the site and a dedicated area for refuse and recycling has been provided.
- The amenity space to each unit has been allocated to ensure maximum privacy. In many areas it abuts up to neighbouring properties walls.
- Flat 3 has two separate balconies. The walls surrounding the balconies will be 1.8m high to ensure adequate privacy.
- The proposed scheme will be built using a pale buff London Stock Brick with black aluminium windows and doors and coping. It is felt that the proposed brick relates well to the surrounding built environment which constitutes a number of masonry types.
- The proposed scheme has varying ceiling heights at first floor level to represent the various roof heights the surround the proposed scheme. The scheme sits comfortably in the environment that surrounds it. (fig 4). The minimum ceiling height is 2.5m high.
- Inspiration for this scheme has been sought by recently approved and erected schemes in Enfield -15/05727/RE4- garages at Perry Mead by Peter Barber Architects.



*(fig 4- proposed scheme showing different roof heights)*

- The scheme will improve the local ecology by including soft landscaping.
- The scheme will include different brick detailing to the façade which creates an interesting and interactive facade which also represents the variety of brickwork that surrounds the site ( fig 5).
- The fenestration appears quite random on the façade which represents the surrounding windows which range significantly in size and location on all of the surrounding properties.



*(fig 5- brickwork changes )*



## **Sustainability/ Fire Precautions / Refuse and Recycling collection**

### Sustainability

- The scheme will achieve over and above the required 35% over the most recent Part L requirements issued in June 2022. It will achieve this via photovoltaic cells to the roof and air source heat pumps to each flat. An energy statement has been provided with this application to confirm how this is achieved.
- The fabric of the building is heavily insulated with thick walls/ roofs and ground floor.
- The windows and doors will be a low u-value.
- The two ground floor flats will comply with m4(2).
- The water usage per person per day will not exceed 105 litres per person per day.
- One of the roofs will have a sedum green roof which will encourage local wildlife and enhance the local landscaping which is all built form. The current site is all hardstanding so the introduction of greenery is an improvement to the current situation.

### Fire Precautions

- The scheme cannot be accessed by a fire engine due to the access restrictions to the site. On drawing 519822-2 (site plan) we have shown where a 40m hose can extend from the existing road. All areas in the scheme can be reached by this hose.
- All compartments will be 1 hour fire resistant as per current fire regulations.

### Refuse and Recycling

- A private hire refuse and recycling company will be hired to manage the collection as part of the freehold to the scheme. This is because a refuse/ recycling vehicle cannot access the site as it currently stands.

## **Planning Policy Compliance**

The scheme has been compared to the relevant DMD policies as specified in Enfield Planning Policies. Note: the Mayors London Plan is covered by the DMD section.

### Core Strategy

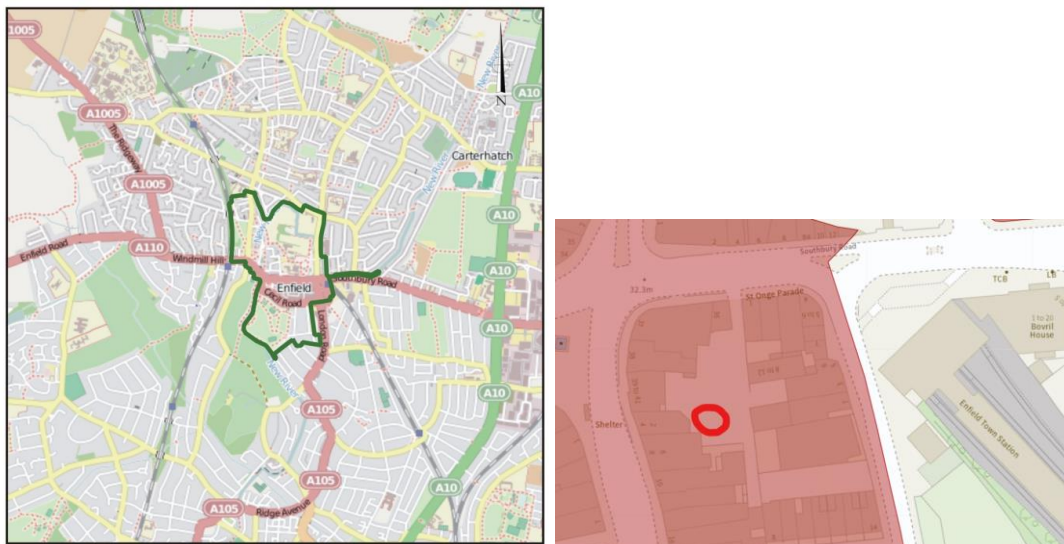
- **Core policy 1-** The site is within Enfield Town which requires development
- **Core policy 2-** The proposal adds to the need for housing in the country
- **Core Policy 4-** The proposal is of high quality.
- **Core Policy 5-** The housing mix complies with this policy.
- **Core Policy 20-** The proposal is highly sustainable

### DMD policies

- **DMD 3-** Mix of homes- the scheme provides this
- **DMD 6-** The form and design is appropriate for the site as explained within this document.
- **DMD 8-** In line with the Mayors London plan. All flats exceed the required GIFA. The scheme does not affect the privacy/ light of any surrounding development. The flats have a minimum of 2.5m in storey height.
- **DMD9-** The only flat that has less than required amenity space is flat 3 by 5m2. It is however noted that there are many local parks in the vicinity that can be accessed by these occupants.
- **DMD10-** All distancing requirements are achieved.
- **DMD 37-** The scheme relates appropriately to the local character as defined above.
- **DMD 44-** The scheme is contemporary in design and relates to the surrounding built form appropriately so therefore does not detract from the Conservation Area. The site can only be seen if accessed through the private road so a contemporary scheme is appropriate for the site.

## Conservation Area Appraisal Review.

- The Conservation Area Appraisal and been reviewed and relevant statements included in the text below in italics which are then responded to.



(fig 6- showing the site within the Conservation Area (town centre))

- The proposal is a continuation of development over the years within Enfield which began in 1267 which is when the first settlements in Enfield began.
- *Most of the surviving buildings in the town centre date from the later 19th and early 20th centuries, a time of major expansion in Enfield Town, reflecting the commercial and civic confidence of the Victorian and Edwardian periods.* The rear of the properties facing the site do not reflect this style of architecture as they are simply functional.
- The proposal is hidden from the public realm. The rear of these properties that front both Southbury Road and London Road are of architectural merit when facing the road, whereas to the rear they are purely functional. The glimpse of the proposal through the access road is not dissimilar to what is already there i.e. brick facades. The proposal is an improvement to this vista due to the soft landscaping of the proposal and an improved quality of workmanship over and above what is already there.
- It is felt that the proposed block of flats improves the aesthetic of this courtyard which does not have any architectural merit. It is clear that this courtyard area does not define the reasons for the Conservation status of this site.
- *'The character area boundaries in a complex and layered urban environment are inevitably subjective in places, and based not just on architectural or historic characteristics, but on the dynamic experience of the area'.* It could be argued

that this proposed development adds to this dynamism by creating something new of the 21<sup>st</sup> Century whilst relating to the surrounding built form.

- The buildings surrounding the site which face Southbury and London Road are considered to make a positive contribution to the Conservation Area where they are from Victorian or Edwardian Periods. Some of the built form is from post war periods in this façade. It is felt that the proposal relates to the juxtaposition of built form which defines the era for which it was built. (fig 7). The proposal is of the 21<sup>st</sup> century and clearly shows this in its architectural style and thus relating to the immediate context.



(fig 7- The surrounding built form (London Road) which defines the era the property was built)

- The proposal relates to both the pre war and post war periods of architecture that surround it by incorporating some ornate brick detailing whilst relating to the simple ‘form follows function’ style of modernist architecture that was prevalent in the post war period.
- *The buildings of interest in the town centre are mostly either of red brick with stone or reconstructed stone dressings, or rendered and/or painted in neutral colours, which reflect these natural materials.* The proposal relates to the material palette by utilising brickwork which responds to the surrounding context.

## **Conclusion**

The scheme has been compared to local, regional and national policies as well as the Conservation Area Appraisal and has been found to comply. We feel that the scheme improves the overall aesthetic of the Conservation Area in an area that has been disregarded. It is therefore requested that the scheme receive a positive response from the council and it is recommended to be approved.