

## Design and Access Statement

10 Pickett's Lock Lane,  
Enfield, London,  
N9 0AY

The Design & Access Statement has been prepared to support a Full Planning Application for the proposal of a new-build family dwelling-house adjacent to the host property. The Design & Access Statement deals with the following topics:

- 1.0 Summary
- 2.0 Use & Context
- 3.0 Layout
- 4.0 Amount & Scale
- 5.0 Landscape
- 6.0 Appearance
- 7.0 Refuse
- 8.0 Access & Parking
- 9.0 Response to Context
- 10.0 Appendices

### 1. Summary

- 1.1 Planning approval is requested for the proposal for a new-build dwelling-house that consists of a three-storey and four bedrooms with associated front/rear amenity space. This statement explains the key design principles that have been used to develop details of the scheme and should be read in conjunction with the drawings submitted as part of the application.

## 2. Use & Context

- 2.1 The application site is located along Pickett's Lock Lane and consists of a two-story, semi-detached family home with associated side access, off-street parking a front entrance, and a generously sized rear garden.
- 2.2 The surrounding area is predominantly residential, characterized by two-storey family homes and flats with access to some local shops.
- 2.3 The immediate application site is located close to Claverings Industrial Estate and Lee Valley Leisure Complex.
- 2.4 The site is not within a conservation area, nor does it have any conditions on it.
- 2.5 The application site is located within Flood Zone 2 but has a low risk of surface water flooding.
- 2.6 The proposal seeks to split the land into two proportionate plots and proposes a self-contained detached new-build family dwelling-house with off-street parking.

## 3. Layout

- 3.1 The proposed layout has been designed to promote a high-quality living environment with ease of access.
- 3.2 On the ground floor, the property is accessed from a front porch with a low-level threshold.
- 3.3 A protected hallway provides access to a staircase, living room, and an open-plan kitchen/dining area, benefitting from views of the rear garden.
- 3.4 On the first floor, it is planned to accommodate two double bedrooms a single bedroom, and a family bathroom. A protected hallway provides access to the bedrooms and bathroom and access to the ground and loft floors accordingly.

- 3.5 The loft floor is accessed via a protected hallway and accommodates a generously sized en-suite bedroom.
- 3.6 The proposed floor-to-ceiling height on the ground, first, and loft floors is 2.40m, exceeding the minimum head height requirements.
- 3.7 The existing land will be subdivided to create two proportionally sized private amenity spaces for future occupants.

#### 4. Amount & Scale

- 4.1 The proposed footprint takes precedence to similarly new-build homes within the vicinity.
- 4.2 The proposed scale has been designed to be respectful and proportionate to the host property and surrounding context.
- 4.3 The ridgeline of the proposed development matches the existing ridge line of the host property.
- 4.4 The proposal has a total internal floor area of 127.8sq. m. which exceeds the minimum requirements in the GIA for a three-story, four-bedroom dwelling unit (121sq. m, for 8 persons) to reach a high-quality standard of accommodation.
- 4.5 The total built-in storage space proposed exceeds the minimum total requirement of 3.0m for a four-bedroom property.

#### **Ground Floor:**

- 4.6 The proposed front elevation has been designed to respect the existing building line and is aligned with the host property.
- 4.7 The proposed porch is aligned with the existing porch belonging to the host property.
- 4.8 The proposed rear extension projects 3.30m from the principal rear elevation wall of the host property.
- 4.9 The proposed rear extension is within the 4.0m depth limit for detached properties as per planning policy DMD 11 and does not exceed a line

taken 45-degrees from the mid-point of the nearest window on the ground floor.

- 4.10 A total separation distance of 1.60m is maintained between the existing and proposed building or 800mm from the shared boundary line between the host property.

**First Floor:**

- 4.11 The first-floor accommodates three bedrooms as follows: Bedroom 1: Double 13.6 sq. m. with a minimum width of 2.80m, Bedroom 2: Double 11.5sq. m. with a minimum width of 3.10m and Bedroom 3: Single 8.4sq. m with a minimum width of 2.23m – all the bedroom exceeds the minimum size requirements.
- 4.12 The first-floor rear elevation projects less than 2.40m from the principal rear elevation of the host property and does not exceed a line taken from 30-degrees from the mid-point of the nearest original first-floor window to any of the adjacent properties.
- 4.13 A separation distance of 1.0m is proposed from the boundary line with the neighboring properties perpendicular to the application site as per planning policy DMD14.
- 4.14 A separation distance of 800mm is proposed from the shared boundary line between the host property.
- 4.15 The proposal internal floor heights on the ground, first and loft floors all measure 2.40m high, exceeding the minimum requirements.

**Loft Floor:**

- 4.16 The proposed rear dormer has been designed as per Enfield's planning guidance with setbacks provided from all sides, the dormer face, and from the ridge line.
- 4.17 The proposed rear dormer anticipates a generously sized en-suite bedroom.

## 5. Landscape

- 5.1 It is believed that the disproportionately sized rear/side garden can be put to greater use such as a new-build development without compromising the neighbor's or host property's amenities.
- 5.2 The proposed rear garden aims to reinvigorate the area by re-introducing local vegetation and planting which helps enhance the immediate site and positively contribute to the site's biodiversity.
- 5.3 The proposal aims to exceed the minimum requirements for private amenity space.
- 5.4 The existing plot will be proportionally subdivided into two.
- 5.5 To promote water efficiency and conservation, the proposal will include a soakaway at the front and rear.
- 5.6 Rainwater harvesting systems, such as the use of water butts will be installed to collect and store rainwater for non-potable uses, such as irrigating the garden areas.

## 6. Appearance

### 6.1 *Architecture*

The proposals will follow a similar pattern of development by merging with the surrounding context and essentially replicating the existing features of neighboring properties.

### 6.2 *Materials*

The external facing materials of most of the houses consist of brickwork. Implementing materials to match the existing will assist in allowing the proposal to be aesthetically connected with the host and reduce its impact upon the immediate context; matching roof tiles and brickwork to the side, rear, and front.

### 6.3 *Lighting*

There will be new front entrance door lights for the proposal to enable ease of access, a sense of arrival, and safety.

Lighting to the side and in the rear garden will also be considered for ease of access.

The property will include energy-efficient lighting, such as LED bulbs, throughout the building.

### 6.4 *Fenestration*

The proposed windows and doors will be of high-quality UPVC frames in a finish similar to neighboring properties.

Any side windows proposed are to be obscured glazed to and only openable if more than 1.70m above the floor.

## 7. Refuse

- 7.1 The general and recycled waste will be housed in 360l bins in the provided space at the front, ready for collection through the council's rubbish collection service.

## 8. Access & Parking

- 8.1 The majority of properties within the vicinity are situated within a cul-de-sac branching off Pickett's Lock Lane.
- 8.2 The properties, including the new build developments, have been designed to have a minimum of 1x off-street parking space, as there's no on-street parking available.
- 8.3 The application site is uniquely positioned and benefits from direct on-street parking along Pickett's Lock Lane.
- 8.4 The proposal will include provisions for two vehicular parking spaces with a charging port for electrical vehicles.

- 8.5 The host property will also benefit from a new driveway which aims to accommodate two off-street parking bays – new access via a dropped curb will be proposed. It is noted that the proposed access would be more than 30m away from any road junction.
- 8.6 The proposed dwelling house will include provisions for external cycle storage located at the rear garden and accessed from the side.
- 8.7 The application site has a PTAL value of 1b but is within 15 minutes of walking distance from areas of high PTAL values of 5 and 6a.
- 8.8 The property is within walking distance of a nearby bus stop along Pickett's Lock Lane.

## 9. Response to context

- 9.1 It is thought that the principal of development for bringing forward a family dwelling unit to this predominantly residential area would be supported subject to a high quality, neighborly design, rather than a studio/self-contained flat.
- 9.2 The applicant has taken the necessary steps to ensure that we work closely with Enfield planning officers (Eloise Kiernan and Mahboubeh Bahrami-Jovein) via the pre-application advice service (provided on date 27/03/2023) to ensure that the proposed new-build development is suitably designed with respect and consideration to its surrounding context.
- 9.3 A follow-up pre-application (provided on date 07/09/2023) has also been provided by the same planning officers Eloise Kiernan and Mahboubeh Bahrami-Jovein to ensure that all issues have been addressed. The overall outcome was generally supportive and the advice was to proceed with planning permission.
- 9.4 There are several successful new-build developments within the vicinity of the application site; branching off Pickett's Lock Lane, in an

- arrangement of different typologies: detached, semi-detached, and end-of-terrace.
- 9.5 It is observed that neighboring new build developments no. 12a and 28a which are detached buildings (please refer to appendices 8 and 9) are designed considerably differently from their neighboring counterparts with larger footprints, projections, and roof pitch.
- 9.6 It is noted that Meridian Water, which is a 3 minutes' drive from the application site will be the borough's largest residential-led mixed-use development in the near future.
- 9.7 There is also development potential on the brownfield site opposite the application site.
- 9.8 Enfield planning recognizes the significance of family housing delivery and supports proposals that deliver a range of unit types and sizes that optimize housing potential.
- 9.9 While there is no such established scale or character in the area, it is thought that the proposed development will improve and enhance the immediate site.

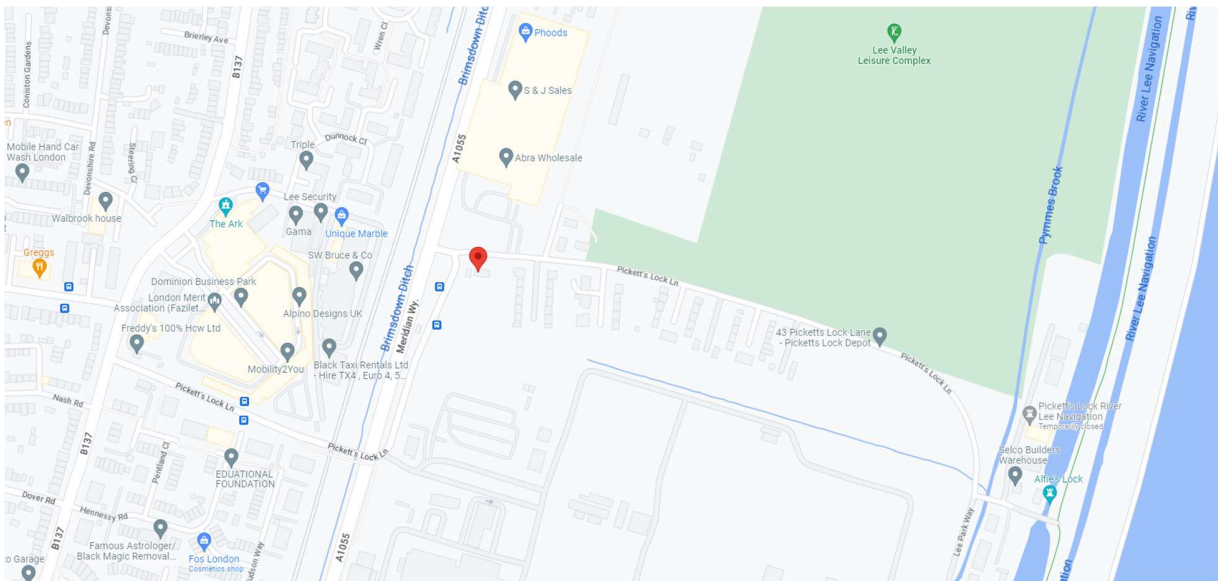


## Appendix 1: Google maps satellite view





## Appendix 2: Google maps



## Appendix 3: Front elevation





#### Appendix 4: Front view – view from road



#### Appendix 5: Front/Side View



## Appendix 6: Rear elevation view



## Appendix 7: Rear elevation with context





## Appendix 8: Precedent No. 28a Pickett's Lock Lane detached new-build



## Appendix 9: Precedent No. 12a Pickett's Lock Lane detached new-build





## Appendix 10: Precedent No. 38a Pickett's Lock Lane semi-detached new-build



## Appendix 11: Precedent No. 1-4 Kensington Court along Pickett's Lock Lane detached flats





## Appendix 12: Precedent No. 40a Pickett's Lock Lane end-of-terrace new-build



## Appendix 13: Precedent No. 62a Pickett's Lock Lane end-of-terrace new-build

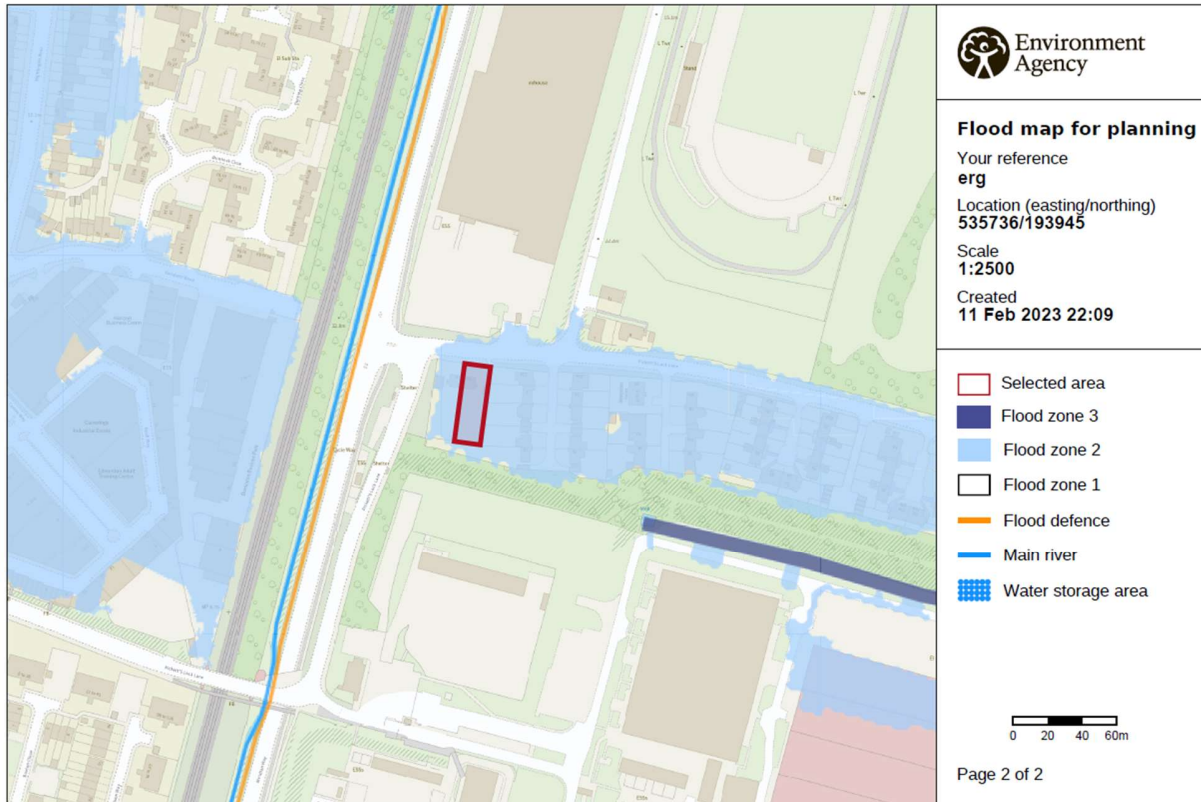


## Appendix 14: Precedent No. 78a Pickett's Lock Lane end-of-terrace new-build



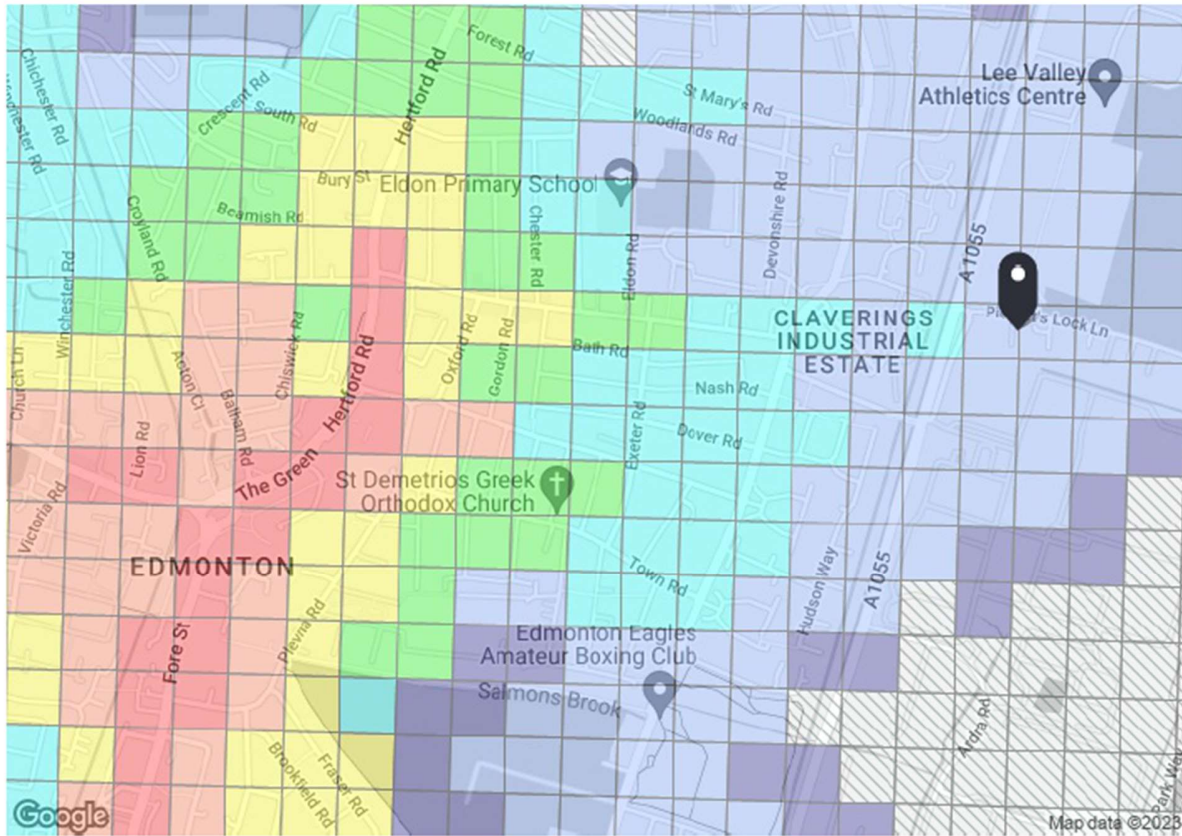


## Appendix 15: Flood Zone



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## Appendix 16: PTAL Score



**PTAL output for Base Year 1b**

N90AY  
Pickett's Lock Ln, London N90AY, UK  
Easting: 535797, Northing: 193939

Grid Cell: 149464

Report generated: 11/02/2023

**Map key - PTAL**

0 (Worst)	1a
1b	2
3	4
5	6a
6b (Best)	

**Map layers**

PTAL (cell size: 100m)

**Calculation Parameters**

Day of Week	M-F
Time Period	AM Peak
Walk Speed	4.8 kph
Bus Node Max. Walk Access Time (mins)	8
Bus ReliabilityFactor	2.0
LU Station Max. Walk Access Time (mins)	12
LU ReliabilityFactor	0.75
National Rail Station Max. Walk Access Time (mins)	12
National Rail ReliabilityFactor	0.75

**Appendix 17: Technical Space Standards (Highlighted Blue)**
**Table 1 - Minimum gross internal floor areas and storage (m<sup>2</sup>)**

Number of bedrooms(b)	Number of bed spaces (persons)	1 storey dwellings	2 storey dwellings	3 storey dwellings	Built-in storage
1b	1p	39 (37) *			1.0
	2p	50	58		1.5
2b	3p	61	70		2.0
	4p	70	79		
3b	4p	74	84	90	2.5
	5p	86	93	99	
	6p	95	102	108	
4b	5p	90	97	103	3.0
	6p	99	106	112	
	7p	108	115	121	
	8p	117	124	130	
5b	6p	103	110	116	3.5
	7p	112	119	125	
	8p	121	128	134	
6b	7p	116	123	129	4.0
	8p	125	132	138	