

30th January 2024

**Design and Access Statement to Accompany Application for
Development of Plot at 52b, Southbury Road, Enfield EN1 1YB
By Conversion of Existing Derelict Office/Workshop Building to a 2 Bedroom
Dwelling House and the Construction of Further 2No. Two Storey Dwelling Houses**

Site and Surroundings:

The site is located on the northern side of Southbury Road behind No.52, which fronts the main road, and has its own existing access road between Nos. 50 and 52.

It is within walking distance of Enfield Town Station and Town Centre.

It is part of a small area of industrial land and comprises of a vehicle repair workshop, some garages and a two storey office building, now derelict but previously used by as a builder's office/workshop and yard, with a part covered hard standing for storage of building materials and 3No. vehicles.

The development site area is approx. 271m² and the existing buildings account for a footprint of 90m² (inc. the external staircase) or 33% of the site area. The remaining 67% is a concrete hard standing. Gas is supplied to the building but is currently cut off.

Proposal:

Is to develop the site by converting the existing two storey office building into a two bedroom 4 person dwelling house and to construct 1No. two storey two bedroom 3 person house and 1 No two storey one bedroom 2 person house.

Approx 28m² of the existing building will be demolished. The entire proposed building footprint will be approx. 126.5m², an increase of 36.5m². This will be 46% of the development site area, and the remaining 54% will be gardens, laid to lawn with flower bed borders, and shared amenity area consisting of permeable paviers, laid in accordance with the SUDS report.

The increase in the building footprint represents 13% of the total site area.

The proposal will provide a mix of Class Use C3 dwellings to comply with the National Space Standards and Enfield Council Development Management Document as appropriate. This is considered to be a minor development.

Pre -Application

An application was made for pre-application advice (Ref No 22/01056/PREAPP) and was given by the Senior Planning Officer, Misbah Uddin. No concerns were raised in terms of the Enfield DMD.

The principle of the development, to provide 5No.new residential units, on the proposed development site was deemed acceptable, and supported by the Council.

Concerns were raised with regard to the shadowing effect of the design and layout of the units and that consideration be given to converting the existing two storey building into one residential unit.

An amended application was prepared and a specialist instructed to prepare a SUDS report.

This report discovered a sewer at the rear of the plot and it also came to light that the Architect had made an error in the scaling of the proposed drawings.

As a consequence the proposal has been revised to create 3No new residential units and takes account of the advice given by the Senior Planning Officer.

Relevant Planning History

There is no relevant planning history.

Principle of Development

The proposal seeks to provide by conversion 1No. two storey two double bedroom (4p) dwelling and by demolishing the existing rear and side single storey extensions to provide a private amenity space of 23sq.m. at the rear of the unit.

The proposal also seeks to construct 1No. new two bedroom 3 person house with private amenity garden area of 23.1sq.m. to the rear and 1No. two storey 1 bedroom 2 person house with private amenity garden area of 23.77sq.m to the rear.

This provides a mix of units and occupancy.

Each unit has access to a gated, shared amenity space of 70sq.m. which provides each unit with one dedicated vehicle parking space, with EV charging point and sufficient bin storage facilities to comply with the Local Authority requirements.

Each unit exceeds the national space standard requirements in terms of floor and built in storage space. The proposed units are as follows:

1. 1 bedroom 2 person house provides 60.6m² with built in storage of 2.16m²
2. 2 bedroom 3 person house provides 74.6m² with built in storage of 2.95m²
3. 2 bedroom 4 person house provides 80.6m² with built in storage of 2.8m²

The converted two storey office/workshop building will be finished with a white through coloured render because alterations and bricking up of large openings will have an adverse effect on the existing stock bricks.

The other proposed new dwellings will be constructed in stock brick and roof finishing materials to match the surrounding residential area to maintain the continuity of appearance. The surrounding area is a series of terraced houses or purpose built flats constructed the early part of the 20th century with parapet walls, as required by the then London Building acts to restrain fire, with timber windows and slate roofs. These features will be maintained in the proposed dwellings to match the original design of the surrounding area. Thus the new dwellings have been designed to match the design and character of the surrounding areas and lessen any adverse impact.

Principles of design

The proposal seeks to comply with the requirements of the Development Management Document by not over sizing the proposed development (an increase in building footprint of 13% or 36.5m²) and not harming the character of the surrounding area (DMD 7), by proposing a parapet wall above the roof line to match the surrounding area and a slate roof and timber windows.

It also provides private Amenity space (garden laid to lawn with flower bed borders) to the rear in excess of 23m² to each unit plus a shared amenity space of 70m² (DMD9).

The new dwellings will be accessible to wheelchair users by providing a shallow ramped hard standing in permeable paviers, to comply with the SUDS report, and a level access door threshold. The new dwellings will also have a wheelchair accessible W.C compartment on the Ground floor.

The shared amenity space will also be constructed in permeable paviers as advised in the SUDS report (See attached report).

The ridge height will be just below that of the surrounding area with a 30° pitch to the roof slopes in order to provide the optimum angle for the maximum efficiency of the solar panels that are to be installed to reduce the carbon emissions.

Floor to ceiling height will be 2.50m.

Each unit will be provided with off street parking for one motor vehicle in the shared amenity area and also waste bin and recycling bin storage in accordance with Enfield Waste and Re-Cycling bin storage policy (See drawings). Storage is to be provided to enable a minimum of one 23 litre, one 140 litre and two 240litre capacity bins (which includes one optional 240 litre bin for Garden Waste) within the cartilage of the boundary and accessible on a level platform.

Each unit will also be provided with a two bicycle storage shed in the rear garden with access from the rear garden.

Sustainability

The new dwellings will reduce co2 emissions by 81% (Government statistics claim) by embracing both lower “U” values for the fabric of the building, as dictated by the Building Regulations, Part L, and the Future Homes Standards 2025. Providing 1Kw Solar Panels to gather electricity either for consumption by the occupiers or adding to the grid, and an air source heat pump which will be used to provide heating and hot water.

By adopting this strategy a predicted EPC rating of A will be achieved. A recent EPC certificate predicted rating A, for both energy efficiency and environmental impact, of a similar minor development using the strategy outlined above is attached to the energy statement.

Similarly the Water Efficiency to 105 litres per person per day will be achieved by the use of flow restrictive devices and taps and a smaller volume bath, all in accordance with Building Regulations Approved Document Part G

SUDS Report

A specialist company has been employed to consider the effects and risk of flooding and the report is attached to this application. The conclusions of the report will be followed and will include the removal of the existing concrete hard standing to the builders yard and replacing it with a permeable pavior finish with all surface water to be collected and discharged as recommended by the specialist report.

The existing 181m² of concrete hard standing will be totally replaced by a permeable area, thereby reducing the run off by 91%.

Documentation Attached to Application

Drawings Nos.

- 52bSR/10/23/1- Existing Ground Floor Plans
- 52bSR/10/23/2- Existing First Floor Plans
- 52bSR/10/23/3- Existing Elevations
- 52bSR/10/23/4- Proposed Ground floor Plans
- 52bSR/10/23/5- Proposed First Floor Plans
- 52bSR/10/23/6- Proposed Elevations
- 52bSR/10/23/7- Existing and Proposed Street scenes
- 52bSR/10/23/8- Proposed Sections
- 52bSR/10/23/Location Plan
- 52bSR/10/23/Site Plans Existing and Proposed.

Additional Documentation

SUDS Report prepared by Specialist
CIL Form
Energy Statement
Highways Impact statement
Photographs

Conclusion

The proposal is considered to comply with the requirements of the National Space Standards in terms of Gross Internal Area, and meets the standards laid down in the Enfield Development Management Document both in terms of GIA and amenity space and the new dwellings will be both energy efficient and environmentally friendly.

The proposal continues the characteristics of the area by providing stock brick parapet walls, and timber windows and, therefore seeks to avoid any negative visual impact.

As the Pre Application advice encouraged both the development of the site and a re-design of the submission, it is considered that this proposal meets the requirements of the Local Authorities need for good quality residential accommodation,

1. By reducing the number of residential unit proposed.
2. Increasing the private amenity space for each unit.
3. Providing additional shared amenity space.
4. Re-designing the proposed units to overcome the Planning Officers concerns Re: overshadowing and outlook.
5. By providing a design that is more compatible with the surrounding residential area.
6. Reducing the risk of flooding by 91% by removing the area of concrete hard standing and employing the SUDS designed strategy for surface water.
7. By providing units with the maximum energy efficiency, rated A, and environmental impact, rated A, that is currently achievable.
8. By providing sustainable residential units with benefits for future occupiers.
9. By providing an acceptable housing mix.



Agent