56a Church Hill

Design & Access Statement

atelier ochre
architecture | interiors

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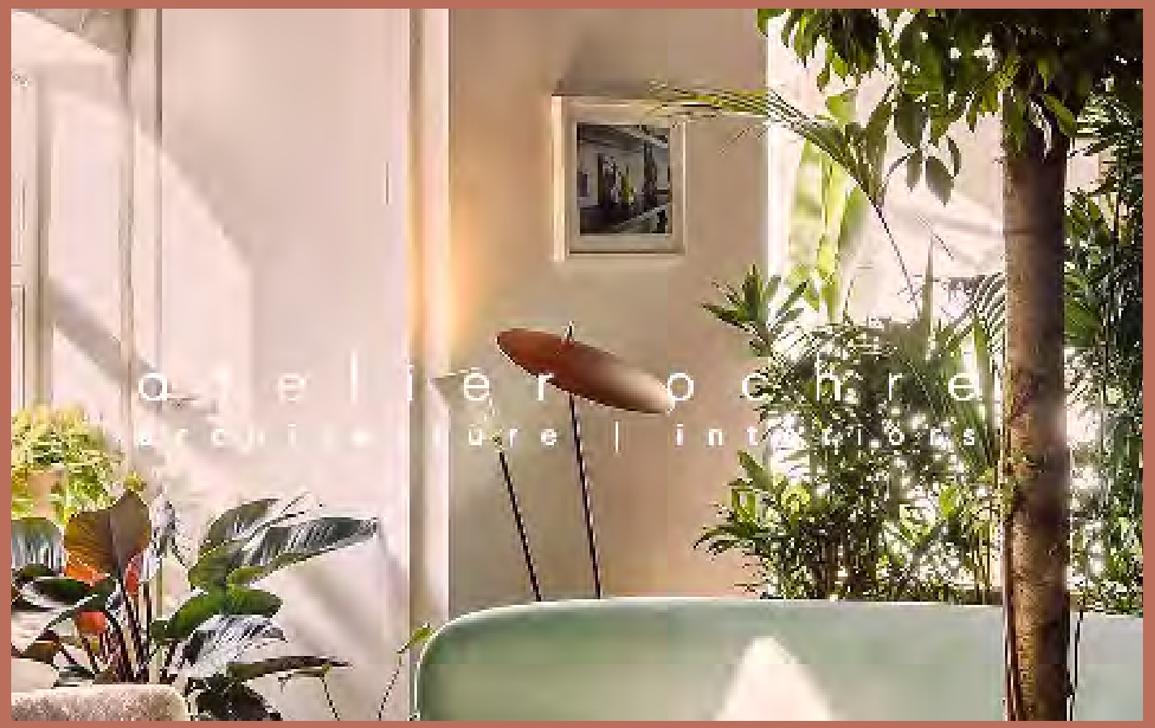
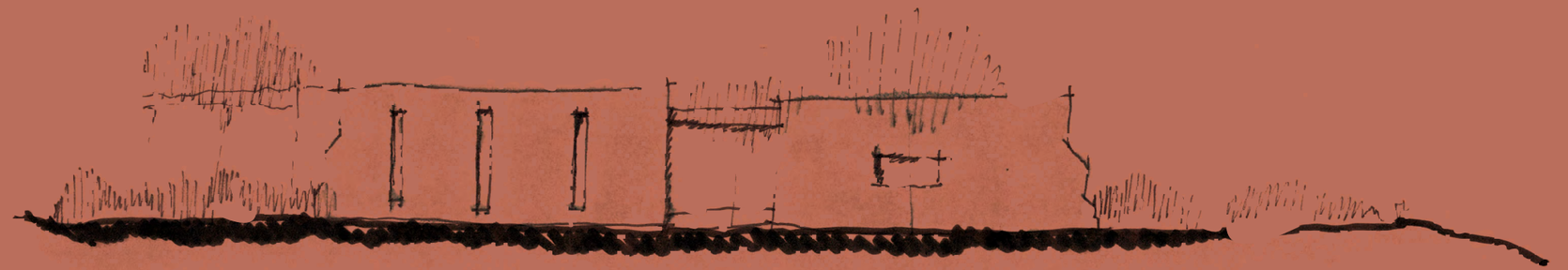
Project synopsis

The proposal is a single storey three-bedroom home, designed as a sensitive infill development situated on the treelined Church Hill, Enfield, The project's design must take into account the proximity to the Grade II Listed church, as well as the existing stone and brick boundary wall, and several mature trees. The terraces and the various volumes alternate in order to accommodate the trees in the layout. Throughout the design, trees and green roofs have been integrated to bring forward a landscape led scheme which will promote biodiversity and sustainability.
Atelier Ochre's approach strives to build responsibly and with the proper use of natural materials. Our studio's entire approach is centred on contemporary and environmentally friendly design. The end result is a simple and elegant home.

Our Practice



Atelier Ochre is a collaborative and experimental design studio. Founded by Pauline Dellemotte and Daryl Fitzgerald, the studio builds relationships with ideas, people and spaces to create sensitive architecture and interiors. We work with and learn from artists, craftsmen and specialists to collectively explore, develop and build playful, bespoke and sensory spaces for our clients. Creativity and collaboration are at the heart of our values, where we strive to combine honest and natural materials with modern and sustainable building technologies.



EXISTING SITE

1 SITE ENTRANCE

2 ST PAUL'S CHURCH

3 BRICK & STONE WALL

4 CHURCH PARKING

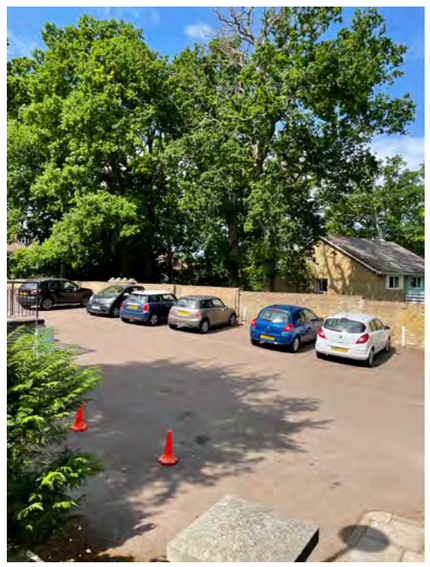
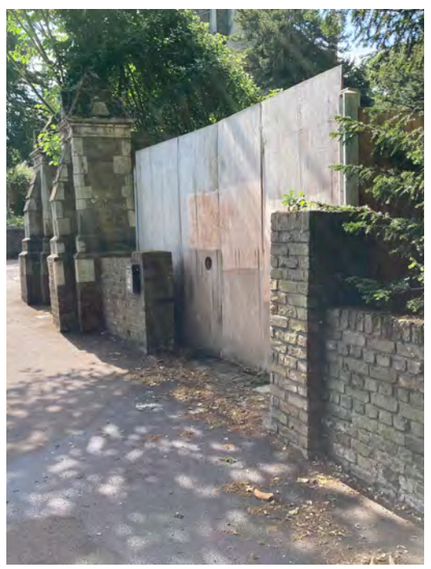
5 56 CHURCH HILL

6 EMPTY PLOT (WITH REFUSAL)

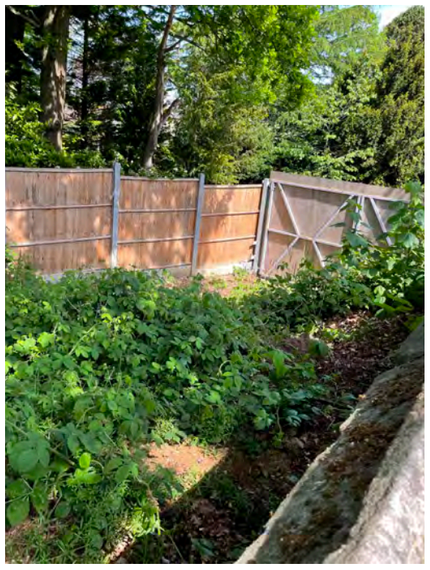
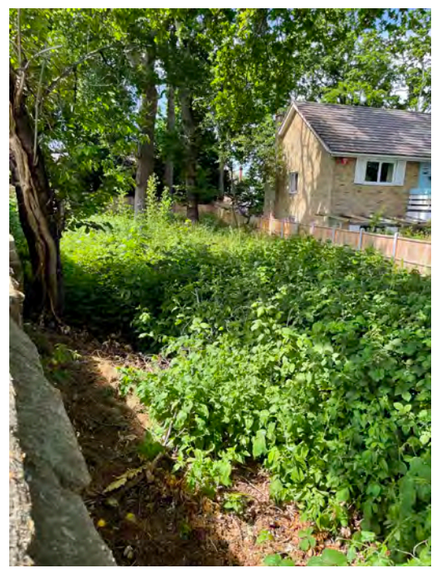
7 22 BRANSCOMBE GARDENS

EXISTING SITE PHOTOS





STREETSCAPE

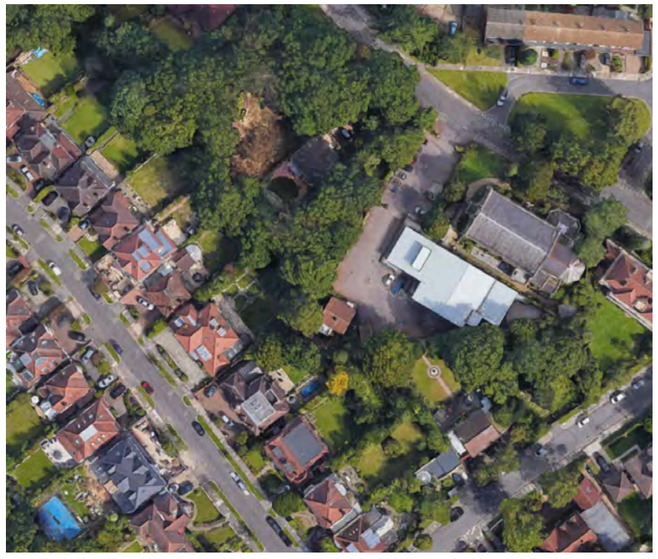
View along Church Hill

Site entrance

Brick and stone wall between the church and the site

EXISTING SITE

Analysis



The site has never been built on, and sub divided from 22 Branscombe Gardens at the rear.

The density of the trees and extent of tree root protection zones mean traditional consturction methods are not feasible on the site. The set back nature of the neighbouring house sets a precedent for the new proposal without affecting the neighbours

The very narrow entrance to the site; adjoined by a listed wall mean that any visibility splays are hampered. Fortunately the curve in the road means that visibility has a good range.

ST PAUL'S CHURCH

Historic buttressed posts with pedestrian and vehicle access with iron railings and gates

Stone details

Interior of the church historically showing elaborate decoration

Entrance with most posts and railings no longer in situ, notice the stepped stone wall on the roadside has been lost

A view of the roof and single bell

Interior

SITE OVERVIEW & OBSERVATIONS

Research

The site is a triangular plot, towards the Winchmore Hill end of Church Hill, with access towards the North East end, and sandwiched between a house set back from the road and the Grade II Listed St Paul's church.

There aren't any locally or statutory listed buildings on site, but the site is within the Winchmore Hill Conservation Area and it also neighbours and falls within the setting of the Grade II listed St Paul's Church as detailed in the Heritage Report.

The site has never been built on and is sub-divided from 22 Branscombe Gardens at the rear, and is distiguinshed by having several trees onsite, notably a group TPO's on the site as detailed in the Arborilcutural Report.
As such this site represents an opportunity for an infill development.

Most applications in the area relate to trees; and extensions or conversions.

There have several key planning applications on the site

TP/65/0292 - Detached House - Withdrawn
TP/85-185 - 3 detached houses - refused - Reasons - Loss of Trees; Character; Access
TP/85/542 - House (large) - refused - Reasons -Loss of Trees; Character; Access; Impact on neighbour
TP/86/1919 - Bungalow - Refused
TP/88/1151 - Dropped kerb - granted
TP/98/0694 - 5 Bed 2 Storey house - Withdrawn
TP/03/0508 - 2 storey house - called in by Secretary of State Appeal - 1119110 - refused - Reasons - Loss of Trees; Character; Access; Impact on neighbour; Overlooking
TP/03/1026 - 2 storey house - refused - Refused - Loss of Trees, Character; Impact on neighbour
21-02278-TPO - removal of two trees - refused - Loss of Trees

It is not in a Flood Risk Zone.

All applications have either proposed to remove significant number of trees, adopt an insensitive pastiche design or provide two storeys that woudl block light to the neighbouring property.

Key reports/surveys to note -

Trees
Impact on trees and tree roots, and method of foundations have required input from an arboriculturalist.

Daylight/Sunlight Report
By observing the daylight requirements of neighbouring windows, the form is kept low to limit any impact on neighbours.

Highways
Demonstrating that vehicles have enough space to safely access and turn while in the plot, building on the application

Ecology
There should be no harm to bat habitats, or free movement of animals on the forest floor

Landscaping
Intergrating the building into the site with the use of landscape, green roofs with reintegration of native species to benefit the local ecosystem.

LBE ORDER (NO 1) 1966

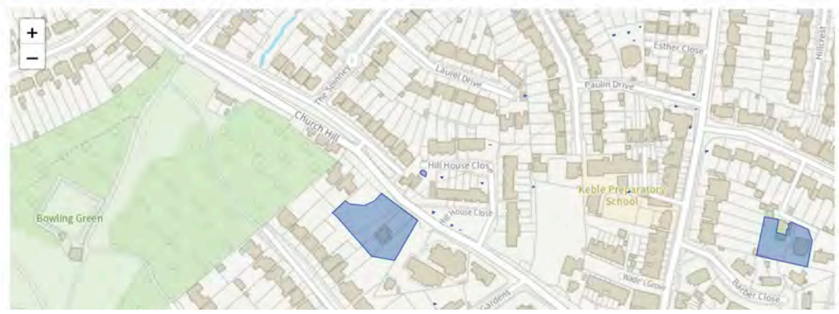
Schedule reference	W001
Tree description	Oak woodland in the area numbered w1 on the map
Type	Woodland
Location	48 Church Hill
Date of order	21/10/1966
Date order confirmed	13/02/1967

We provide TPOs for the protection of trees or woodlands to stop them:

1. being cut down
2. being wilfully damaged or destroyed
3. being uprooted
4. cutting roots
5. lopping (includes roots)
6. topping

If you are the landowner of a property with a protected tree and it is removed, you will need to replace it. We may issue a tree replacement notice if this is not done.

To view if there are any protected trees around your property, zoom into the map below and click on the areas shaded blue. You can email planning.support@enfield.gov.uk to get a copy of a TPO for a fee.



RESEARCH

The site formed a larger wooded area until between WWI and WWII, where a school stood along the boundary, most likely run by the Church next door.

At some point between 1960 and 1985 the school was demolished; however the brick and stone wall was retained. At the front of the entrance, the more decorative stone wall was retained. Both historic walls fall in the curtilage of the church and are considered to be curtilage listed'

Historically the church walls had iron railings on top, with large iron gates at the main entrance.

St. Paul's Church

1919

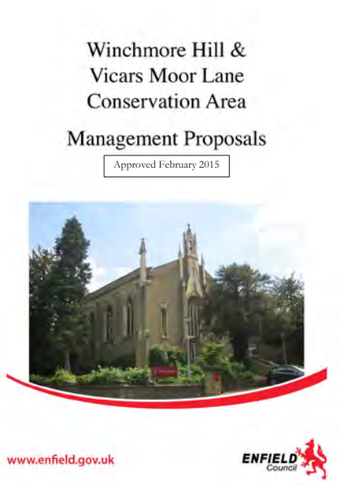
1920

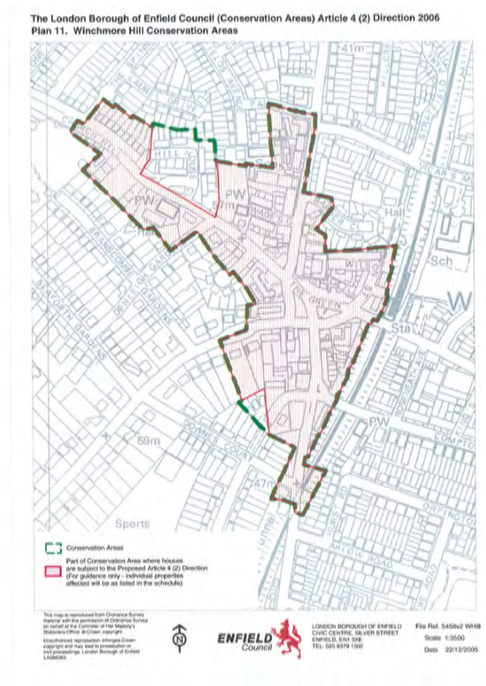
1937

1947

1960

Modern aerial view, showing school demolished (carpark)

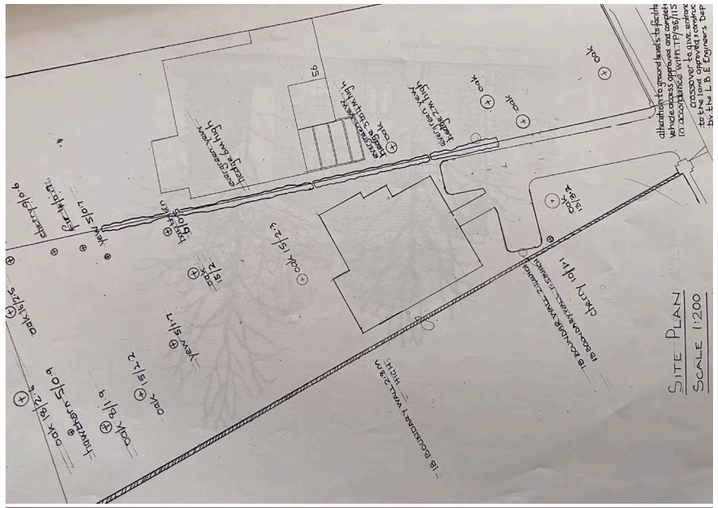


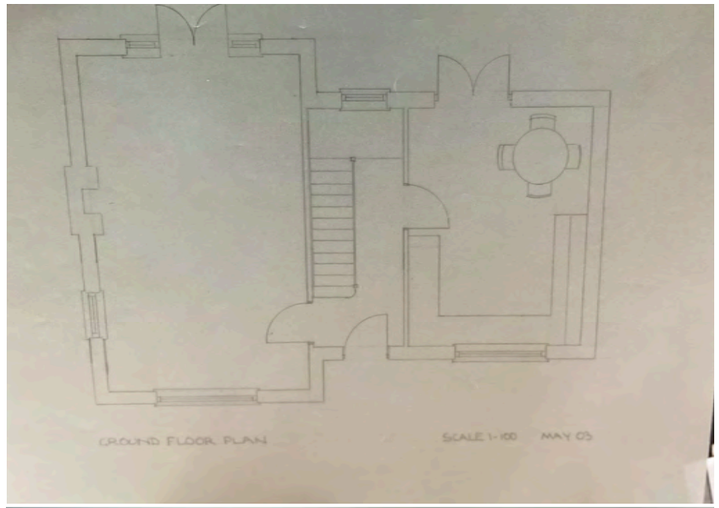


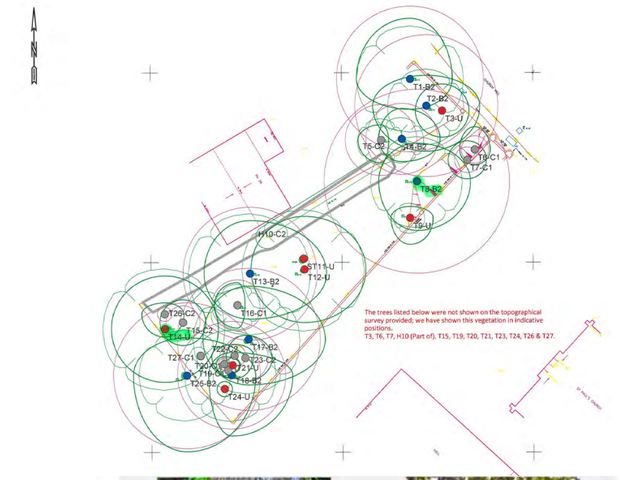
Conservation Area

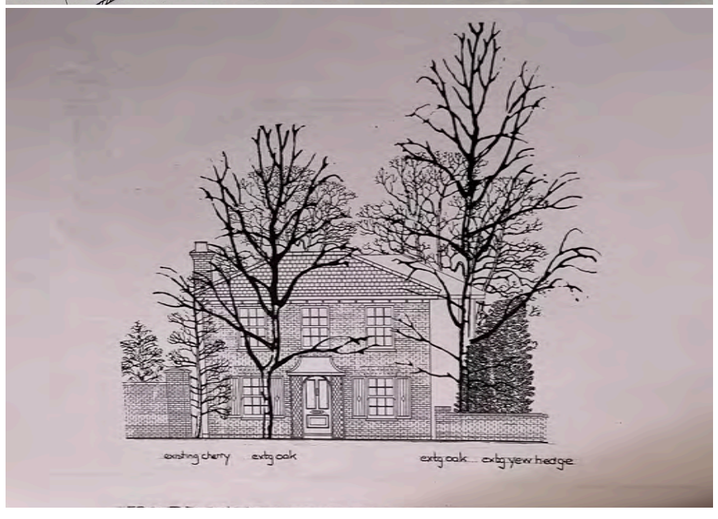
PREVIOUS PLANNING APPLICATIONS

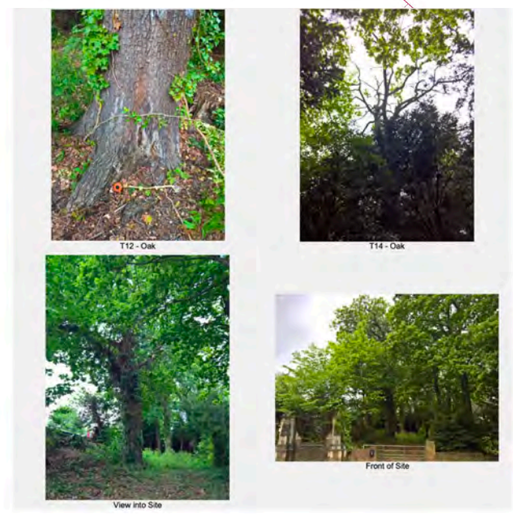
2013 & 2021











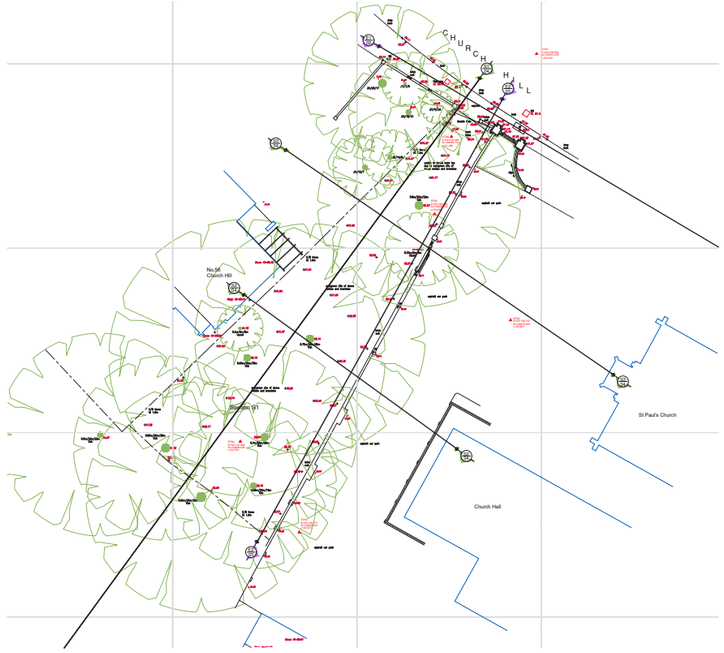
In 2013, a potential buyer went through a pre-applicaiton process. the proposal was a two storey house that removed 2 of the central trees (of which only 1 is existing). The advice was to keep the trees and not impact on the neighbour's light

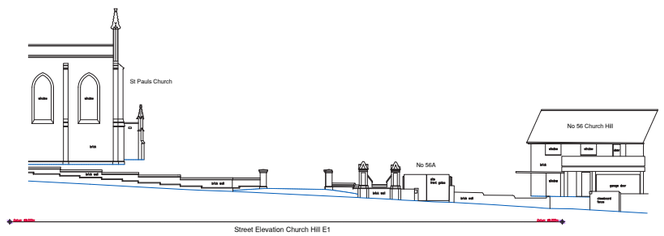
A revised scheme was submitted, with a smaller massing, however was still two storeys, removed the trees and still impacted on the neighbour, and was subsequently refused. At appeal, it was further refused

The 2021 a application to remove two trees from the site, one along the boundary and one in the centre of the site.

EXISTING SITE

Drawings

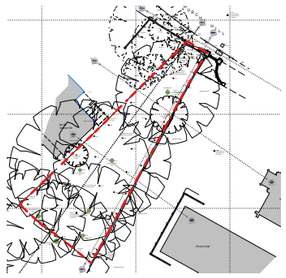




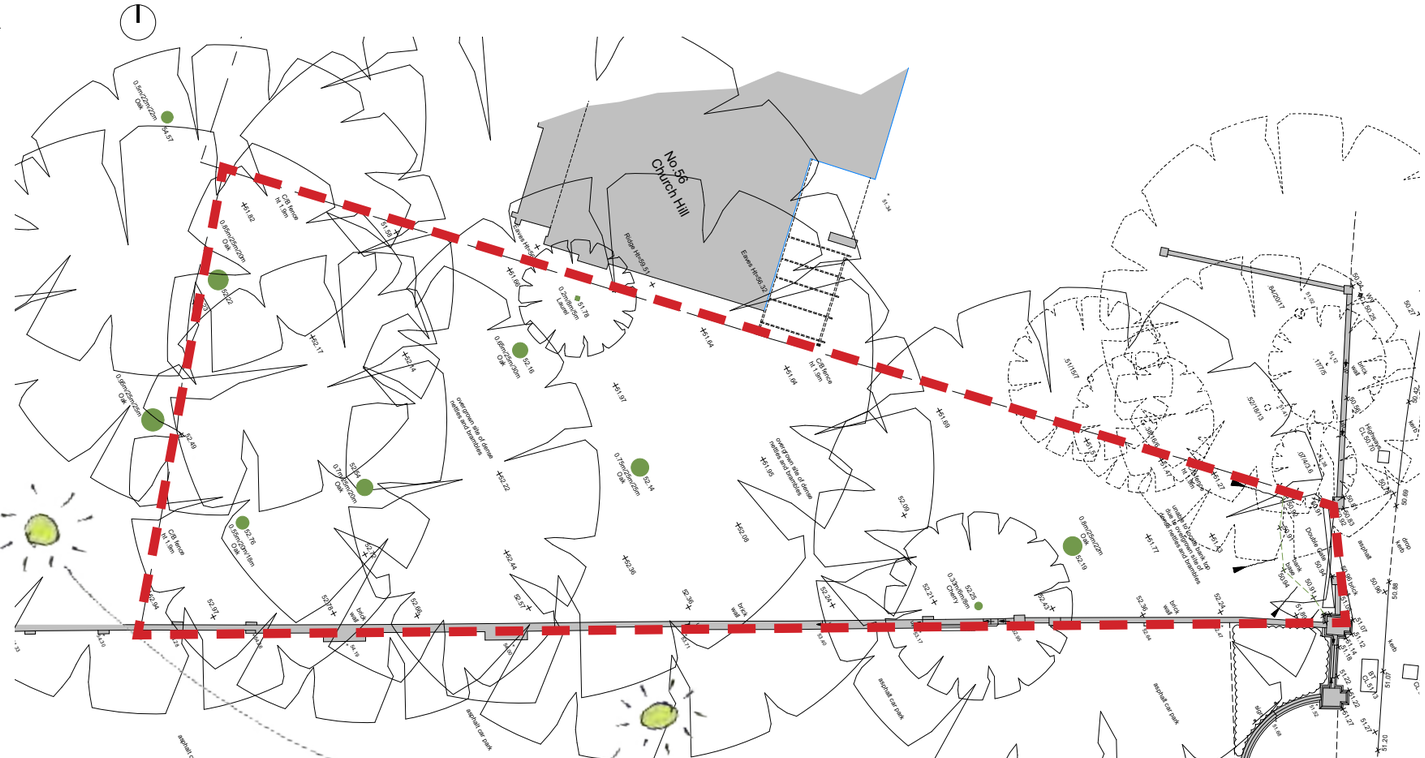
The site is a triangular plot of land, just West of St Paul's Church. Historically, this plot formed the rear garden of 22 Branscombe Gardens.

EXISTING PLAN

Site plan

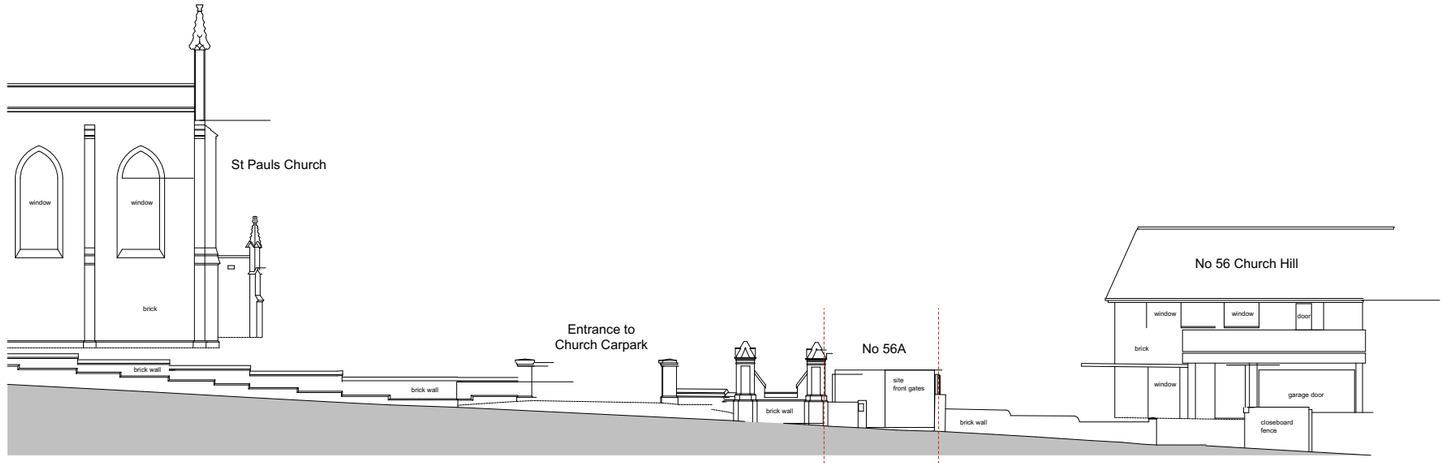


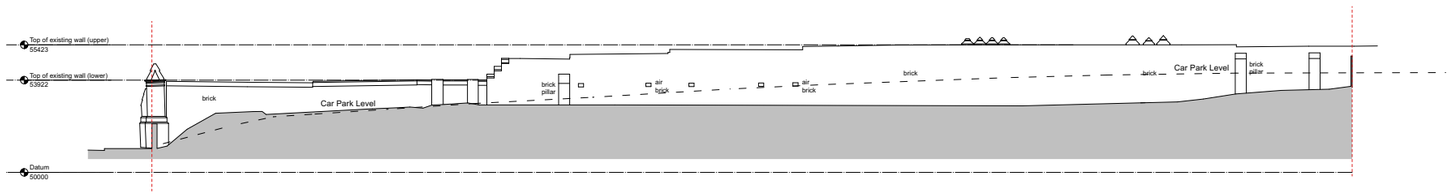
Key Plan
Scale: 1:500



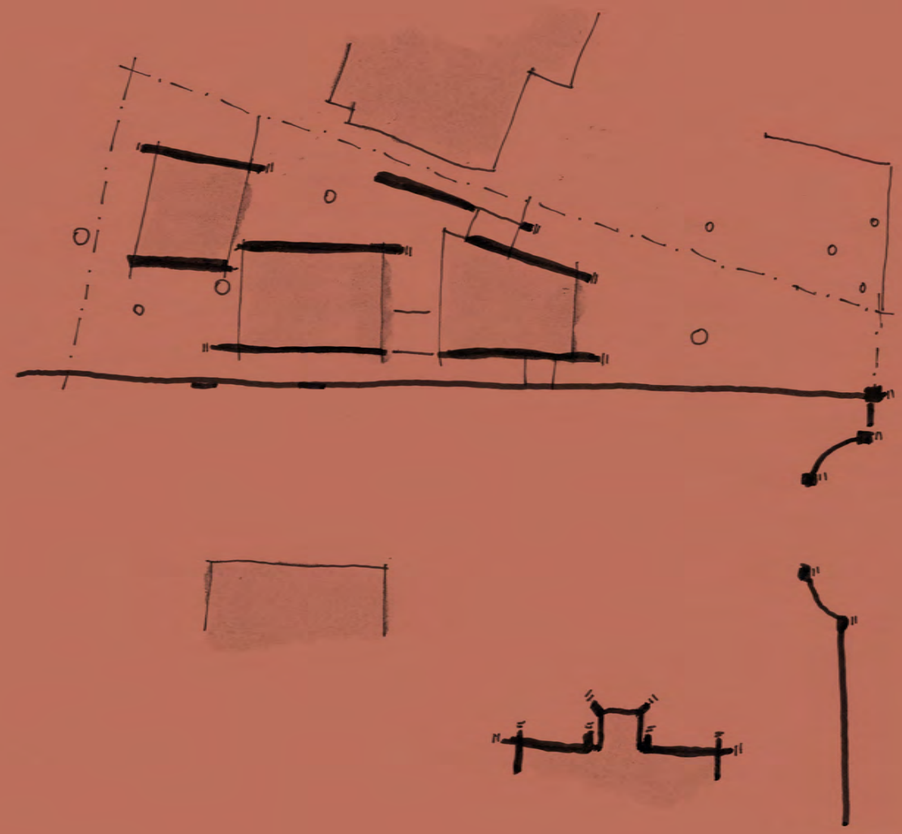
EXISTING ELEVATIONS

Street & wall elevation





2 Existing Elevation of Wall 02
Scale: 1:100



CORE DESIGN PRINCIPLES

Embrace landscape and
promote sheltered views

Split volumes around trees and
create courtyards

Sensitive design to express
historic features

Sensitive to trees & roots

Contemporary design, reinterpreting
stone and metal materials

Off site construction

KEY MATERIALS & PRECEDENTS

Natural Stone | Dark Meta

Stone details around St Pauls Church, Winchmore Hill

The Lodge, by Simon Gill Architects, 2021

Old gates, St Paul's church Winchmore Hill

Typcial british Bronze metal church bell

Black Chapel by Theaster Gates Serpentine Pavilion 2022

Warwick Hall Community Centre, by Acanthus Clews 2017

15 Clerkenwell Close, by Groupwork 2017

Fraher Architects, Signal House, 2018, London, UK

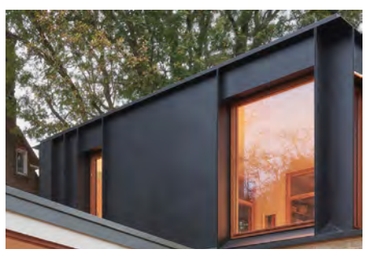
S+ Augustine's church, Hammersmith, 2018

Granary Square Pavilion, Bell Phillips Architects, 2019

Stone House by Archirtecture for London 2022

Greyfriars Charteris Center, by Konishi Gaffney Architects

Ditching Museum, Adam Richards Architects, 2013, Ditchling, UK



Hampstead House, Coppin Dockray, 2022,

Crescent House, Andrew Burns Architect, Pavilion, 2013, Sydney, Australia

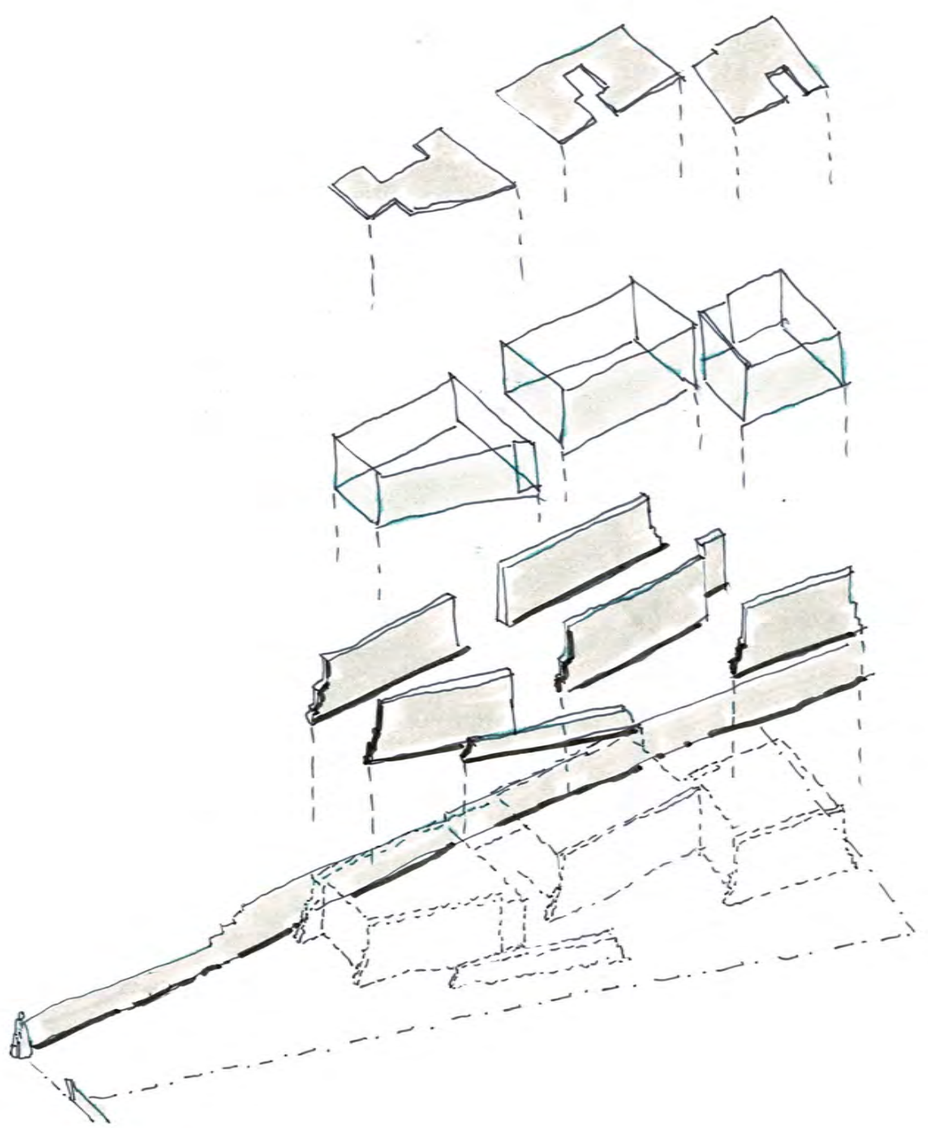
FORM & LAYOUT

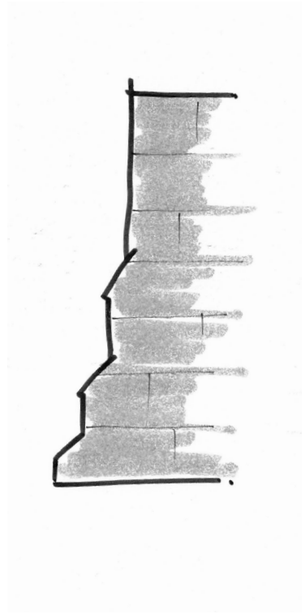
A unmissable feature of St Paul's church is its vertical scale, displaying tall external walls adorned simply with regular stone edged buttresses. These details continue in a more ornate fashion for the stone posts to the sites's entrance, most of which have been lost to time.

One of these sits on the corner of 56a Church Hill, the application site, forming the decorative end to a long tall brick and stone wall. Formerly along this boundary a church school was built and subsequently demolished. It is this remaining linear wall that edges the full length of the site and the stepped buttress detail that the application proposal seeks to draw its origins from.

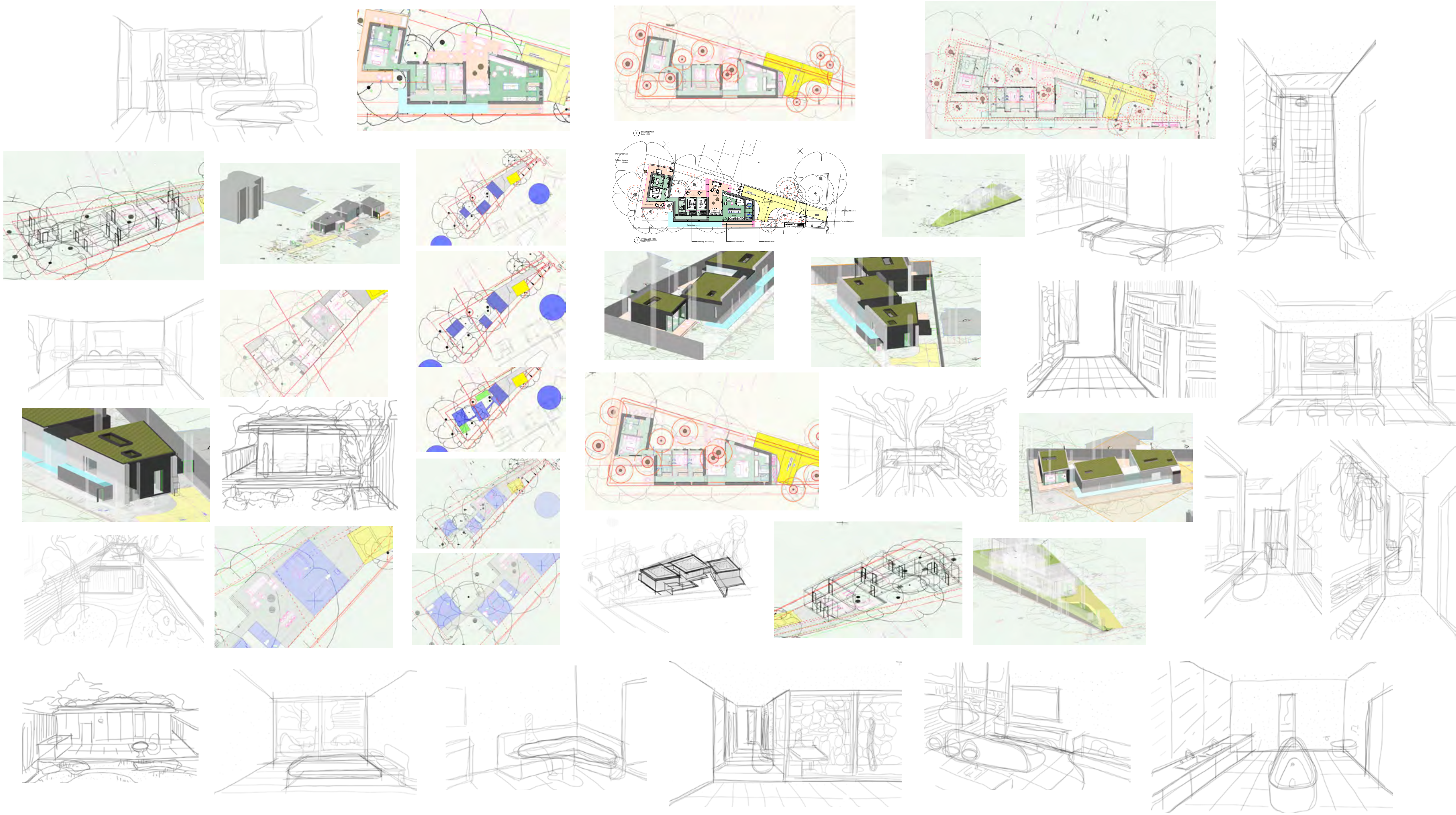
Celebrating an inherently structural detail in a material with such deep historic connections, the form of the proposed building expresses its solid deep-rooted nature, anchoring the building to the ground beneath as a series of stone walls, orientated parallel to the existing masonry boundary wall.

These series of flank walls are in part connected in a contrasting material, in both colour and physical properties,black steel, to form 3 volumes linked by delicate glazed connections.





DESIGN DEVELOPMENT



PRE-APPLICATION

The pre-application process brought forward many good points, generally centred about the trees and safe vehicle access. Other comments included cyccle storage, bin collections. Showing and vents and flues; and showing no connection to the existign brick and stone wall.

Highways - visibility splays were demonstrated that pedestrain, occupants and drivers on Church Hill would not experience any risk posed by the development. To this effect it was decided to remove the vehicle access gate and stone wall - and combine with a more open and visible entrance to the site, all supported by the previously granted dropped kerb access.

Trees - reducing impact on the trees was the most notable comment, with a request for coordination between the structural engineers (Webb Yartes) and the tree consultant (SJA Trees) to demonstrate the mininimal cumulative affect on the trees.

To this end -

A root flare survey was undertaken, enabling the team to demonstrate that screwpiles could be 1m+ from the fae of the root flares.

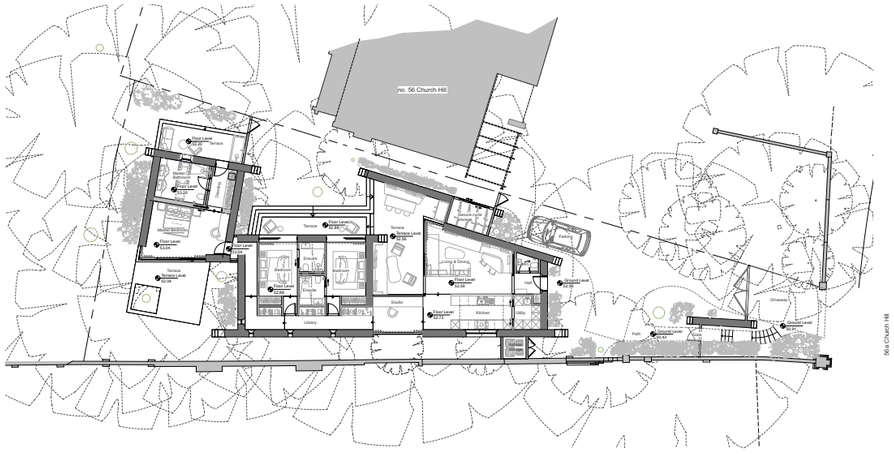
Sections through each of the trees (T5, T9, T10, T11) where also undertaken to demonstrate that no made up ground woudl come into contact wiht the trees, showing distances from proposal to the trees and tree protection zones

Screw pile testing was also undertaken to investitage if it woudl be possible to reduce the number of piles across the development.

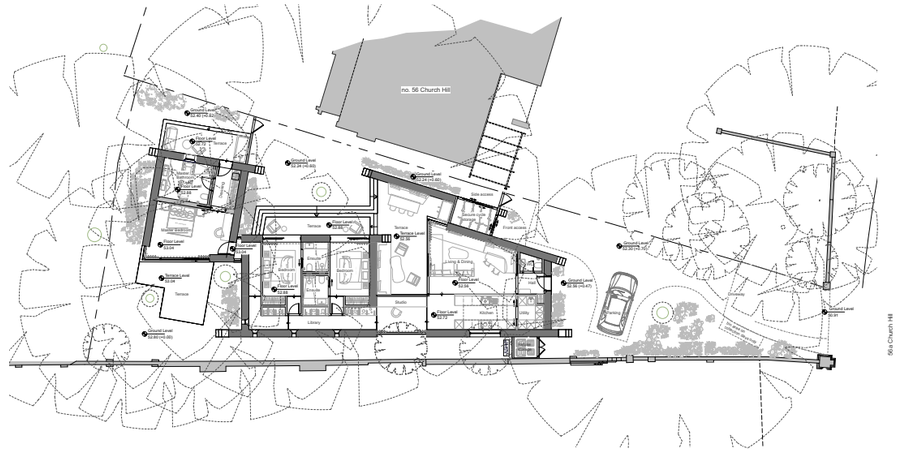
By moving the car parking space, there is improved access to the bike store (accessed from both the front and side).

With the removal of the front wall, there is an opportuniity to have an easily accessible collection point for bins to be wheeled out for bin collections

With the proposed house having an MVHR system, and ASHP and no gas, there are no flues required to the scheme. There is simply an extract and air intake vent off the utility room on the side elevation. This louvred vent woudl be coloured to match the natural stone cladding.



Proposal at Pre-Application stage



Proposal at Application stage following feedback
Master terrace does not wrap around T11
Front wall with vehicle and pedestrain accees removed (reducing impact on T5)