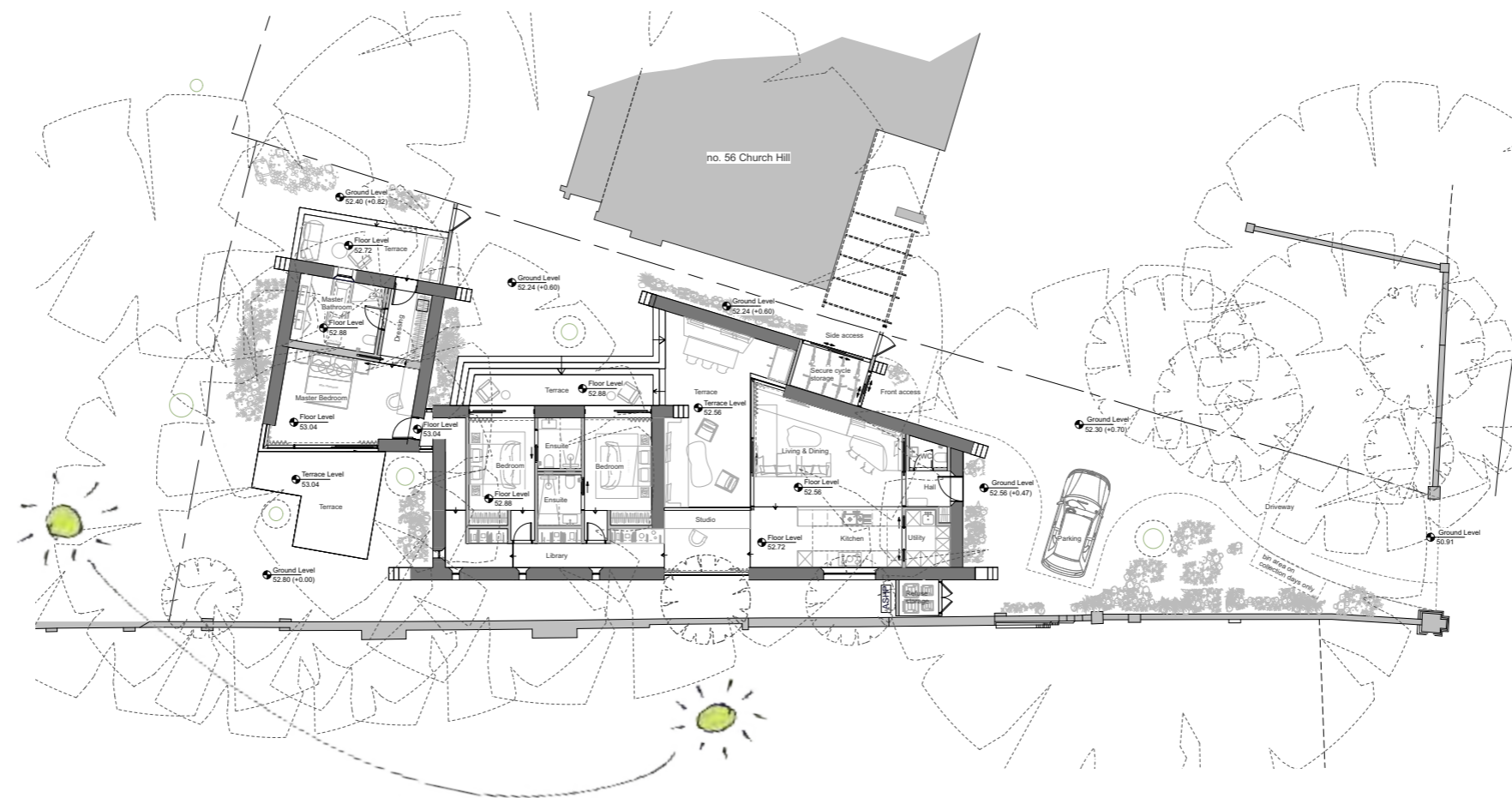


PROPOSED PLANS

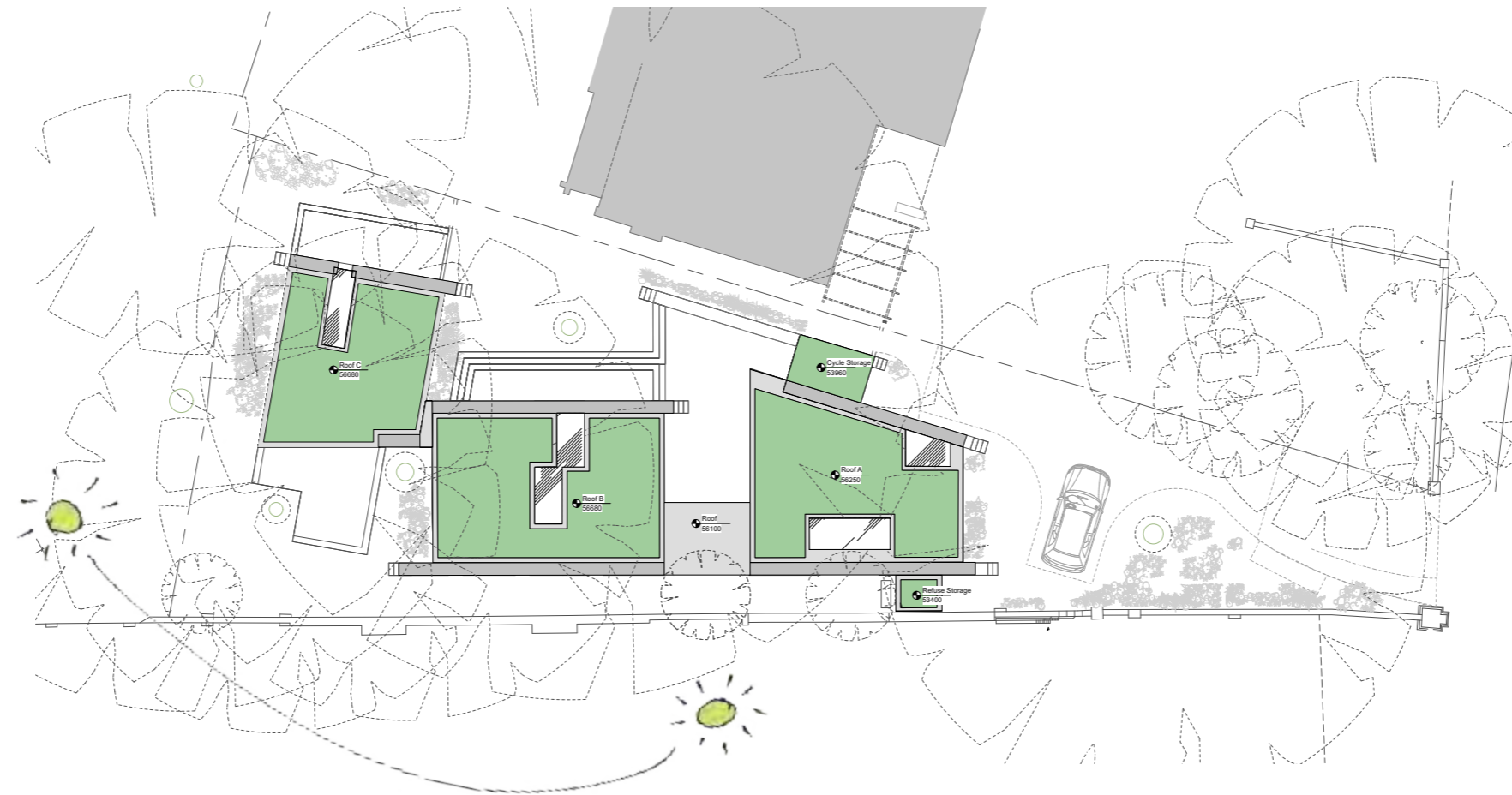
Ground Floor Plan



The building is split into 3 volumes set between trees, each is linked by a short glazed corridor. Terraces open out from each volume, providing good access to the outdoor spaces and garden. The mass is also set back from the roadside to allow for a full turning T at the front of the site. Secure cycle storage and bin store are also easily accessible from the front, either side of the building

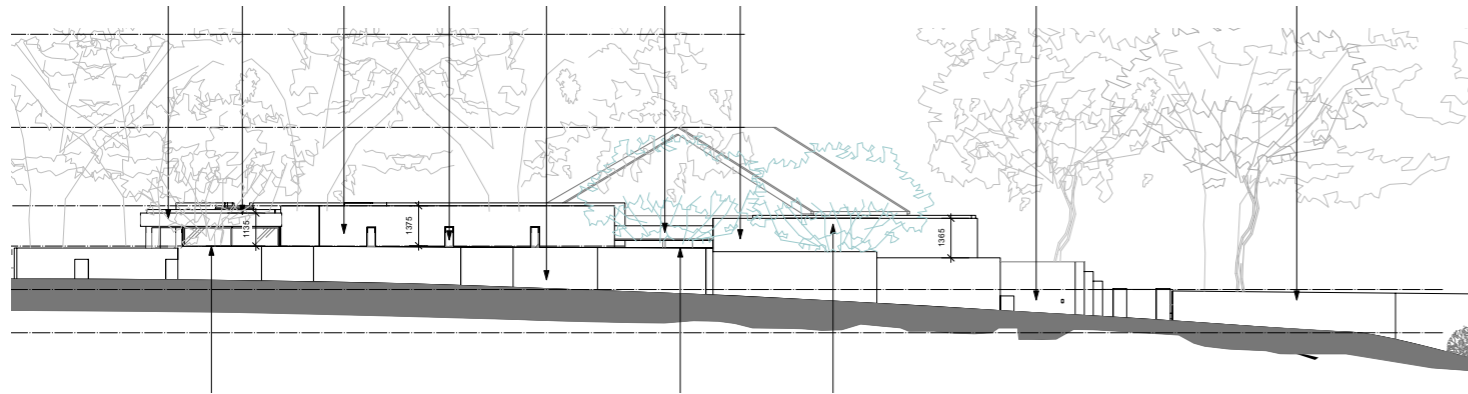
PROPOSED PLANS

Roof Plan

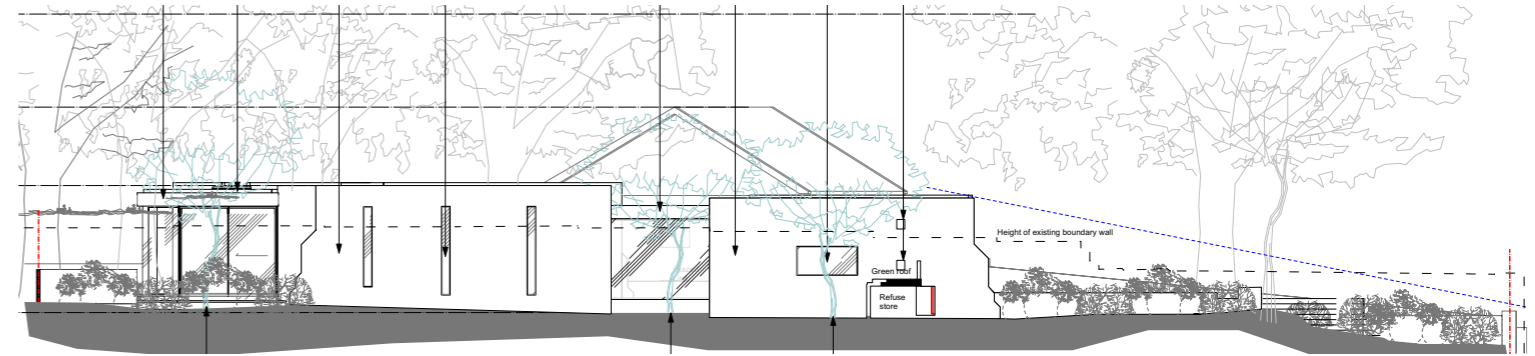


A wildflower green roof on each volume helps to soften any visibility of the roof, and it's edge.
Links are deliberately without green roofs to express their minimal nature as connecting spaces
Stone flanking walls are allowed to extend above the roof top, creating linear parapets and mirroring the linear nature of the existing wall

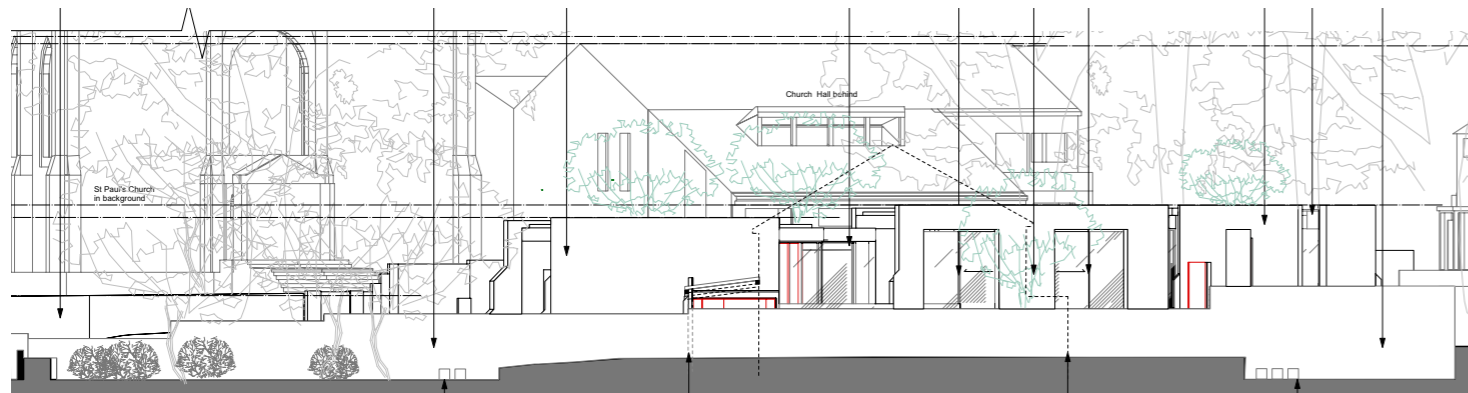
PROPOSED ELEVATIONS



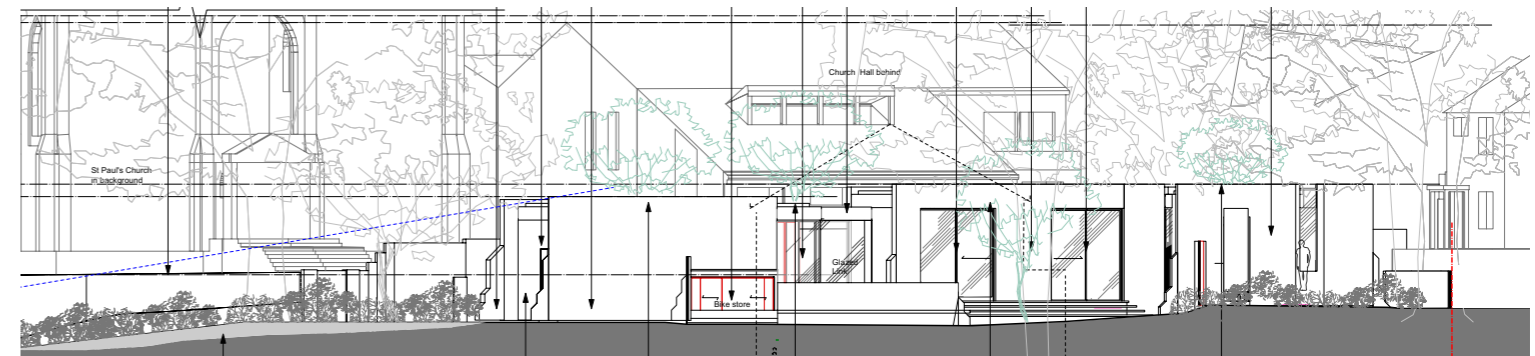
South Elevation from boundary



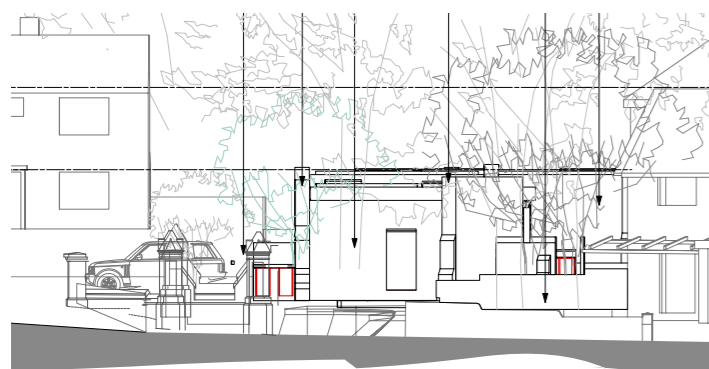
South Elevation within boundary



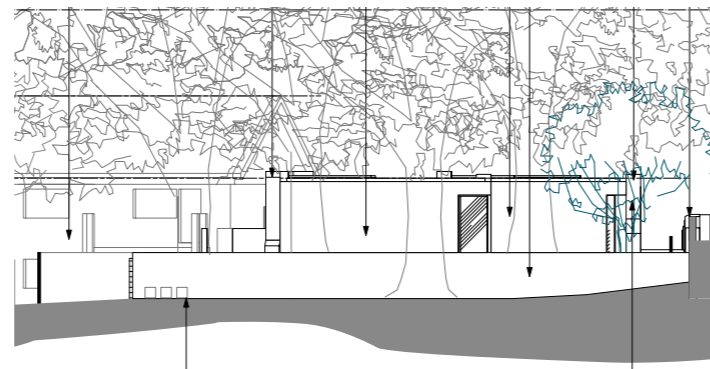
North Elevation from boundary



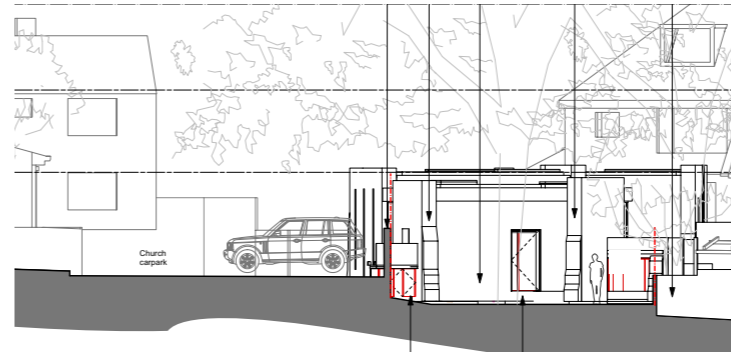
North Elevation within boundary



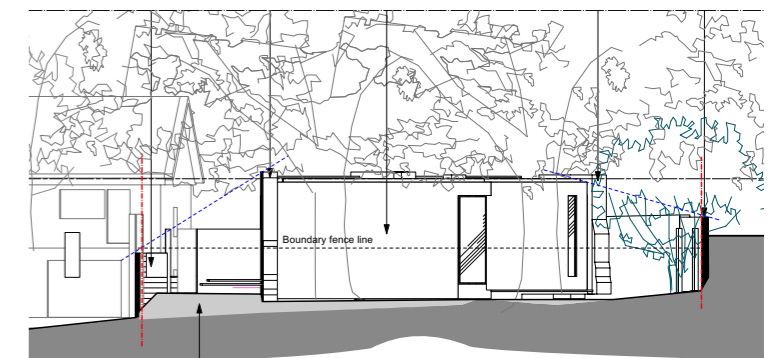
East Elevation from boundary



West Elevation from boundary



East Elevation within boundary

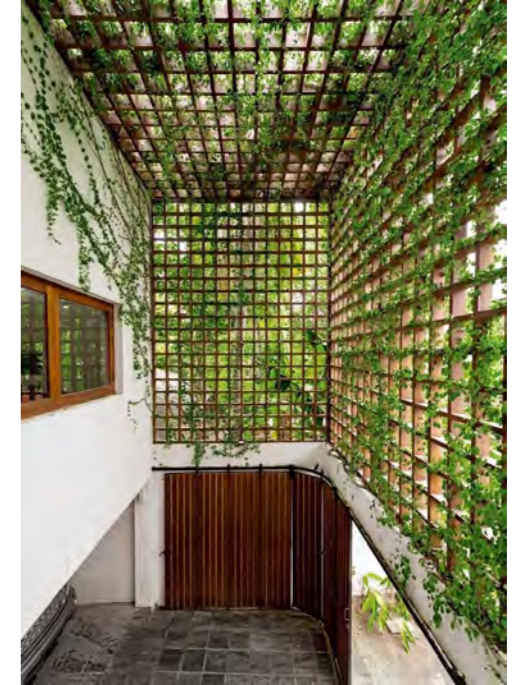
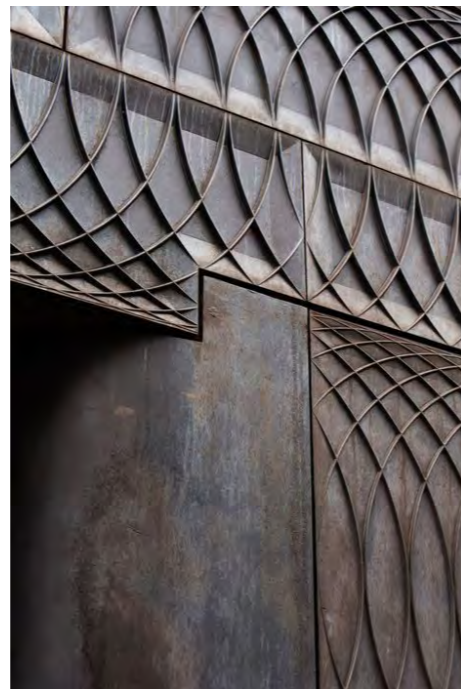
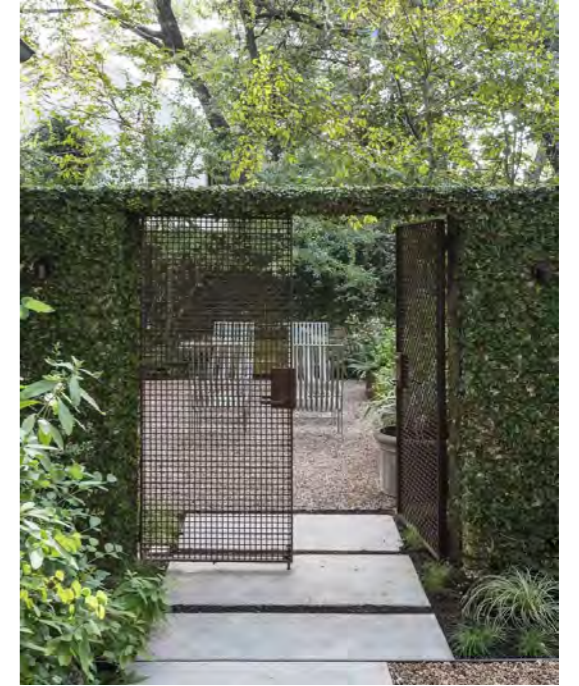


West Elevation within boundary

Front facing elevations are deliberately not fenestrated, and kept dark to blend into the landscape, whereas elevations to each side are proposed in stone to mirror the existing wall, with controlled openings onto each courtyard.

EXTERIOR PALETTE

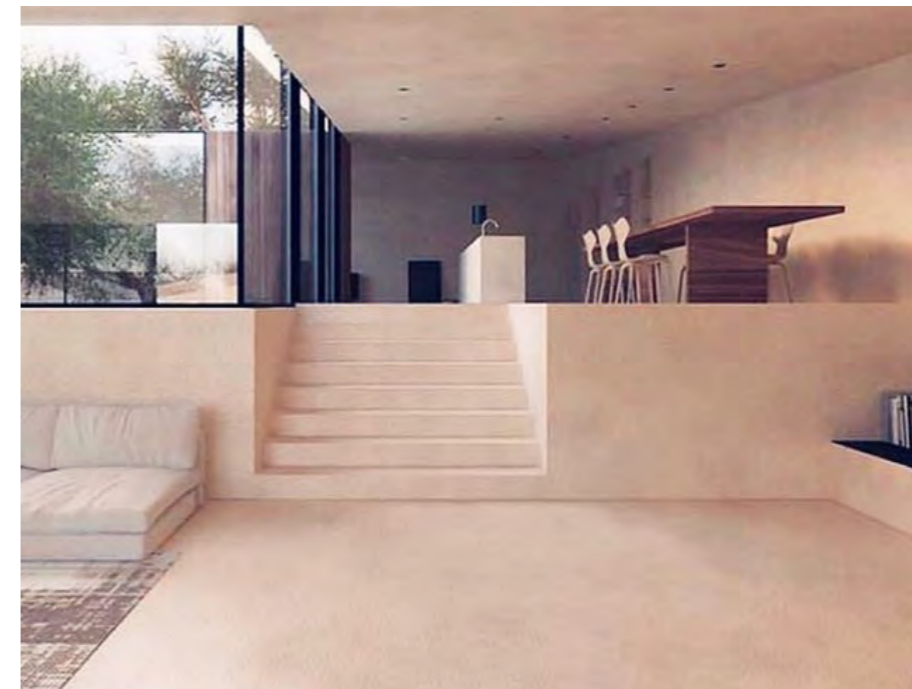
Moodboard



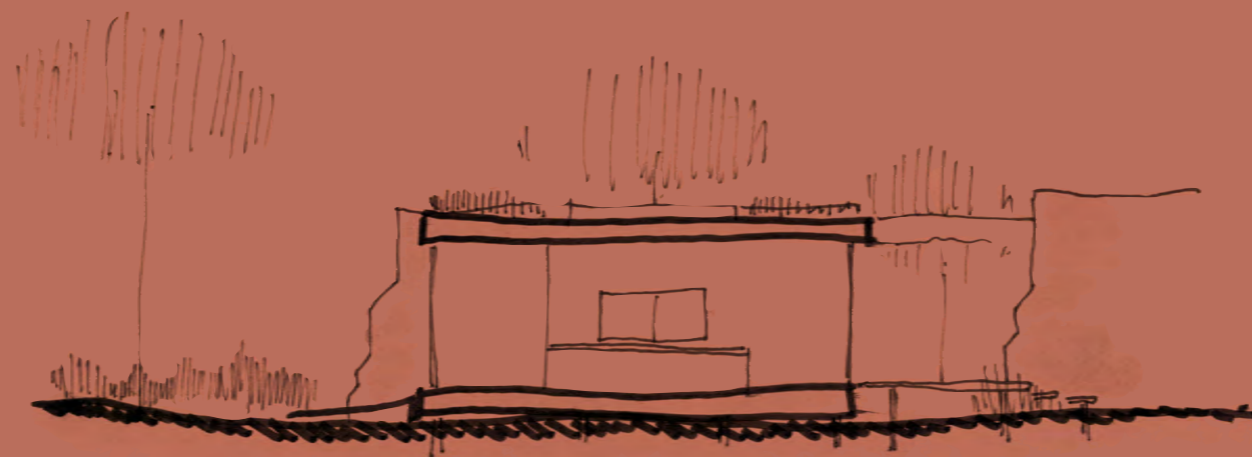
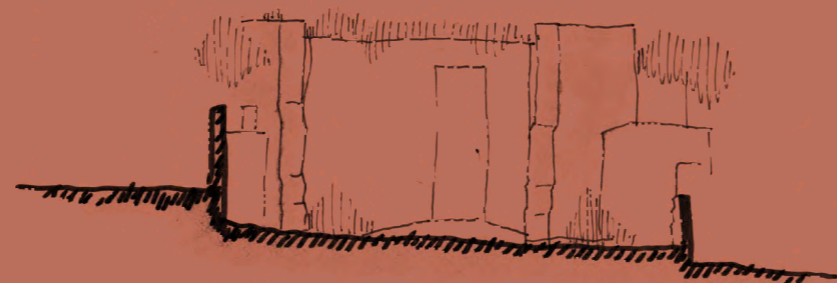
Flanking buttress walls that are facing the neighbouring St Paul's church and 56 Church Hill have a high quality stone facade, sensitive to the historic architecture and appealing in its palette. Elevations front the street and the rear are clad in a minimal dark steel plate, visually falling back into the foliage of the trees and planting.

INTERIOR PALETTE

Moodboard



With the low massing of the building, uninterrupted views through and out are expressed by framed openings. A light palette of natural plaster and expressed timber grain reinforces the connection to the tree-filled site and dappled lighting.



DENSITY & SITE CHARACTER

Church Hill is originally a linking road between Winchmore Hill to Southgate, around the Northern edge of modern Grovelands Park.

The surrounding context is characterised by single dwellings on individual plots. Over the last 150 years, the natural development of the area has been generally in the form of two storey detached and semi detached dwellings along new roads. Placement of these dwelling tends to be towards the fronting road, creating small front gardens and larger rear gardens. 3 to 4 times the size of the front. Older roads, such as Wade's Hill are recognisable as smaller plot and increasing density closer to Winchmore Hill. Throughout the area, outbuildings and extensions have been built, breaking the historically linear rhythm.

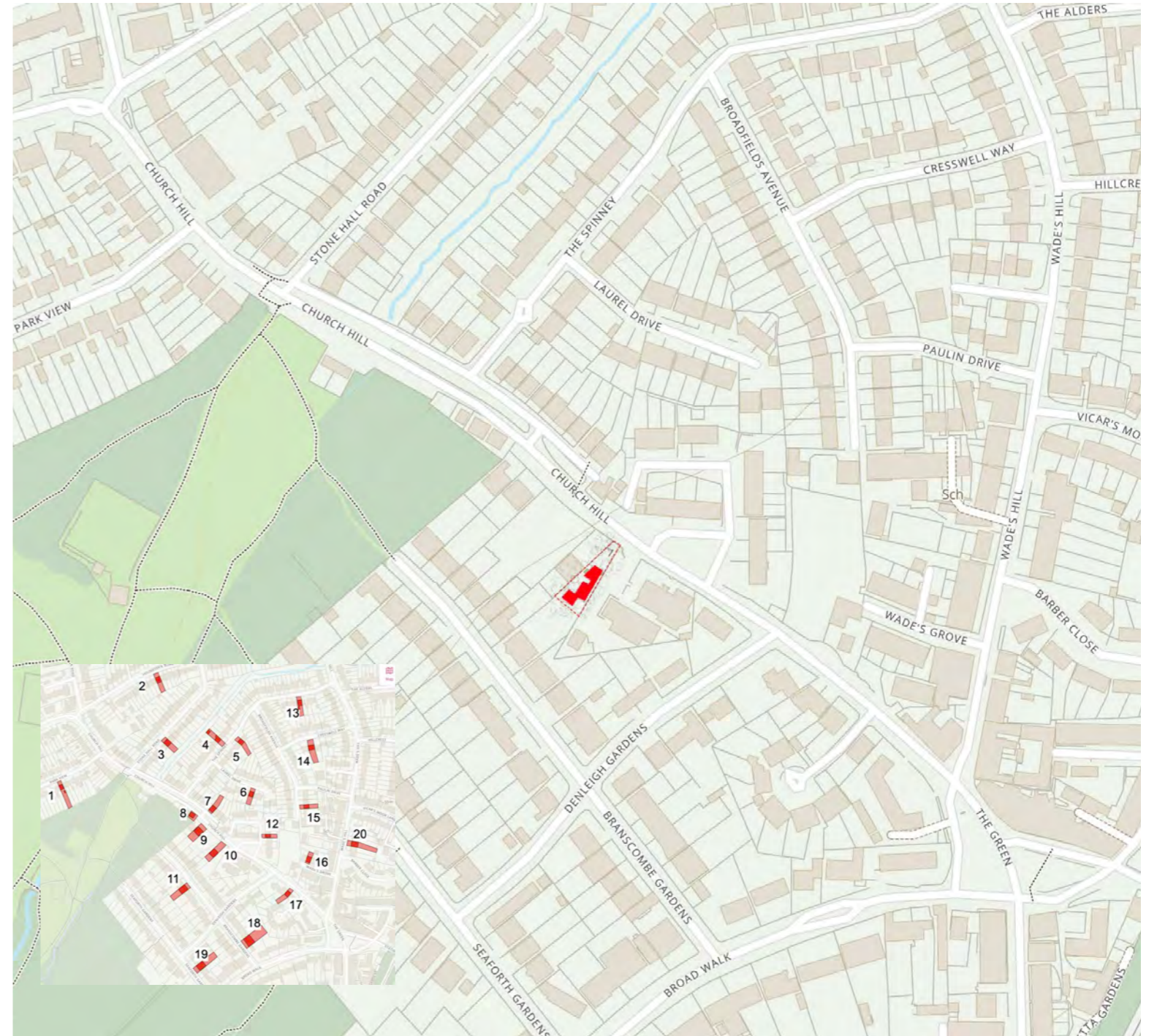
Although the host plot used to form part of the garden of No.22 Branscombe Gardens, it has its own access to the public highway and there are already houses along this road, so it makes logical sense to continue the existing street pattern on the Church Hill frontage.

Using a sample of 20 plots (opposite) and excluding 4 anomalies, it is possible to see how the proposal compares. Areas are to the nearest 5sqm

Criteria	Range	Average	Median	Proposal	
Plot Size	235-665	455	430	615	1.4x
Dwelling footprint	70-210	135	130	180	1.3x
Garden Area	140-510	320	305	445	1.4x
% of development	20-40%	30%	30%	30%	=
Storeys	2-2&loft	2	2	1	0.5x
Total development	200-420	315	265	180	0.7x
Total development %	45-100%	65%	60%	30%	0.5x

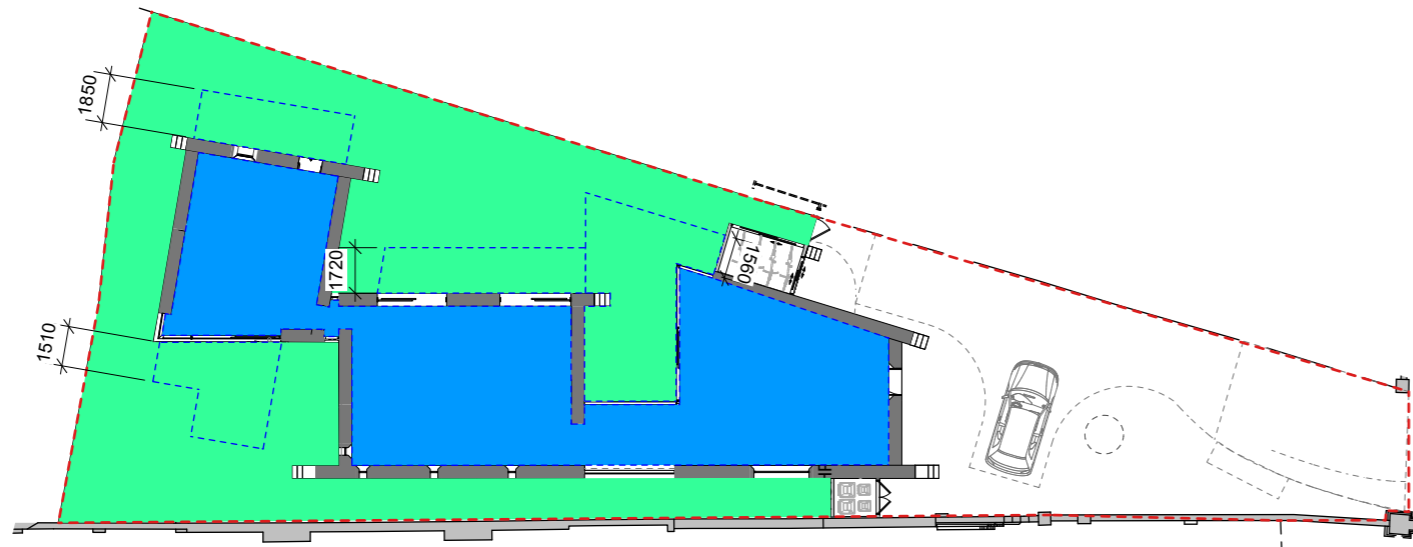
This study demonstrates that the proposal has the same density of 30% as most other plots, however due to the single storey nature, the overall % is generally half that of other 2 storey properties.

It is noted that the garden area is larger than most, providing adequate private amenity space suitable for a larger home

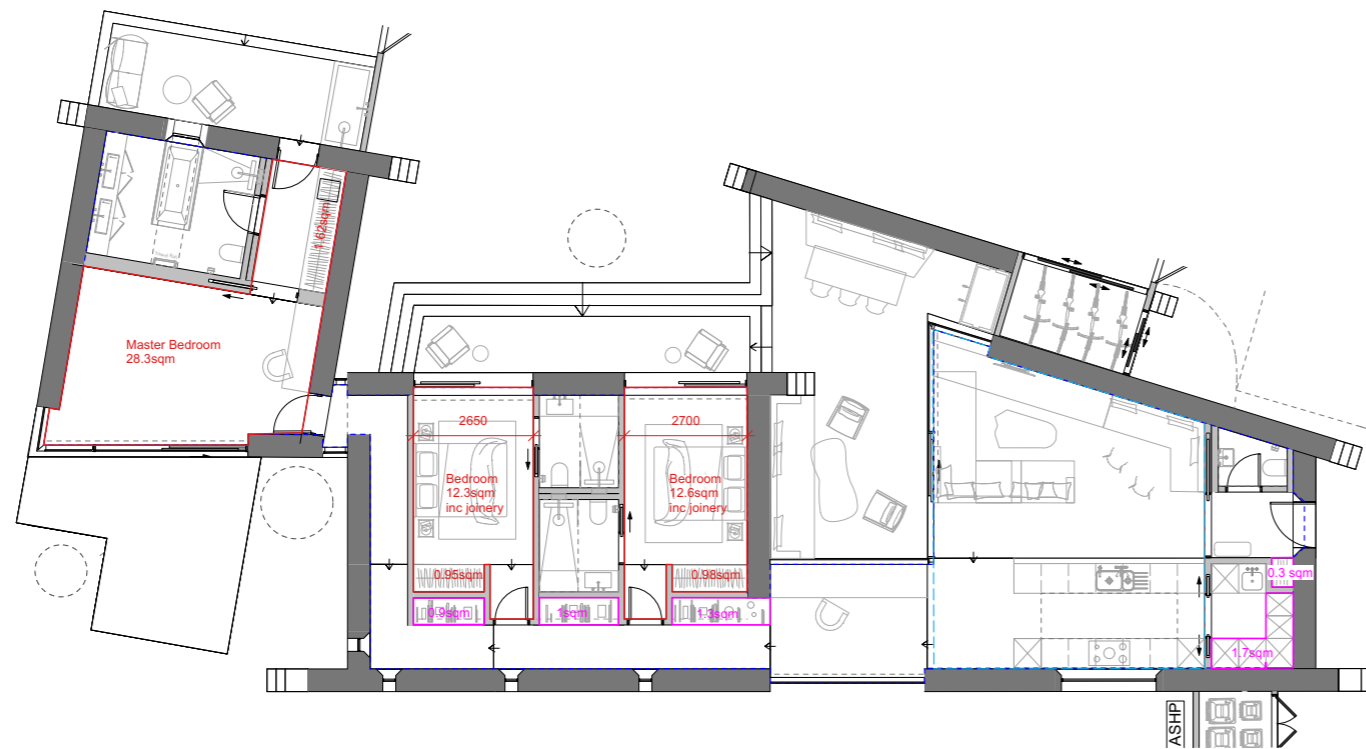


SPACE

Enfield Space Standards



Area/Zone	Minimum sqm	Proposed sqm
Plot size	-	602
GIA	107* best practice	145
Private amenity space	9	250
Outdoor terraces	-	61
<hr/>		
Cooking, living and dining	29	38
<hr/>		
Bedrooms -		
Master Bedroom	11.5	28.3
Bedrom 2	11.5	12.3
Bedroom 3	11.5	12.6
<hr/>		
Built in Storage		
Total built in joinery	5.16	8.9
Shared	3* best practice	5.35
Master Bedroom	0.72	1.62
Bedroom 2	0.72	0.95
Bedroom 3	0.72	0.98



The proposal seeks to provide a significantly higher quality of space and amenities where possible.

Cycle storage - 2 spaces
 Spaces achieved - 4 spaces (2x increase)

Parking - min 1 space.
 Space achieved - 1 space (meeting standard)

SEPARATION DISTANCES

Distances to neighbouring dwellings and church windows:

Distance to no56	4.2m
Distance to no.56 front habitable room windows	5.6m
Distance to no56 rear habitable room windows	7.6m
Distance to 22 Branscombe Gardens windows	33.7m
Distance to Church windows	27.7m
Distance to Church Hall windows	13.3m

Regarding policy

New development should maintain the following distances between buildings, unless it can be demonstrated that the proposed development would not result in housing with inadequate daylight/sunlight or privacy for the proposed or surrounding development. Side to Side Distance - 11m.
Distance between rear facing windows (1-2 Storeys) - 22m

The single storey proposal is generally over 11m from neighbouring properties/habitable windows - however, no.56 is under 11m, prompting the need to demonstrate through the daylight and sunlight report that the proposal does not cause any unacceptable harm in terms of privacy or impact on daylight and sunlight. This was tested in a report undertaken by Right Of Light Consulting.

There are no habitable room windows that face each other. Nonetheless, it is proposed that boundary treatments and vegetation will also work towards screening any views between the neighbouring properties.

