

Planning Statement incorporating Design and Access

**16 Elmore Road
Enfield
London
EN3 5QA**

Assessment:

The application site comprises of side land within the curtilage of a two storey residential dwelling at the end of a terrace run. The side space currently comprises a pair of garages and small amenity areas.

The plot fronts Elmore Road with a front garden and pavement to the road edge.

The surrounding roads consist of residential dwellings, including terraced, detached and semi-detached houses, and some apartment blocks. A number of the houses have previously been heavily extended or had roof conversions. Most the houses within the streets follow a similar interwar design and style with pitched roofs and small front gable details.

To the open side of the application property are the garden ends of houses on Albany Park Avenue.

The ground in and around the site is relatively level.

Evaluation:

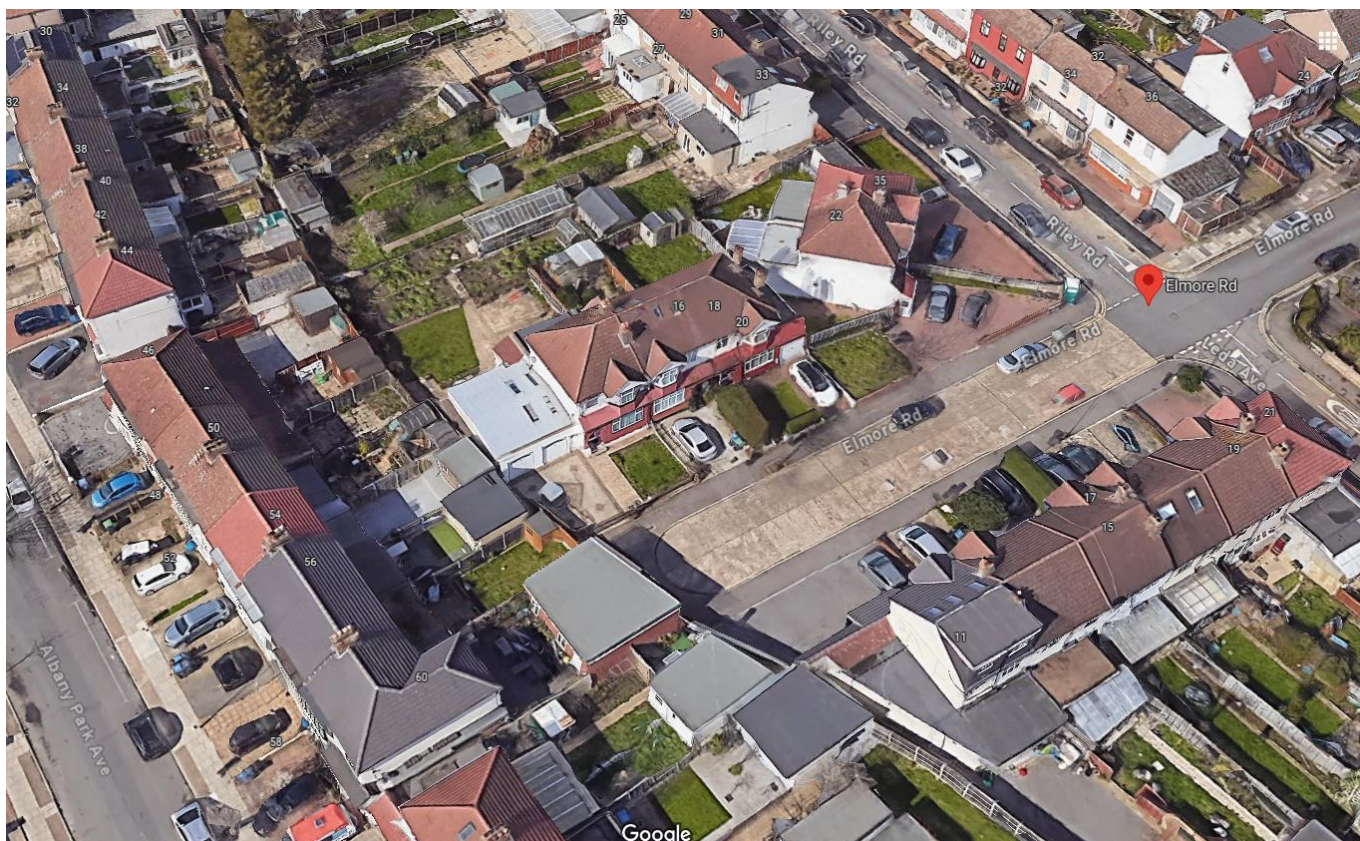
Any proposals should minimise the impact on or positively affect the street scene.

The scale and design of the proposal should be within the guidelines laid out in the council's policy and supplementary guidance documents. They should be sympathetic to the architectural features of the existing surrounds, adjacent buildings, and wider local area in terms of siting, proportion, bulk, scale, form, height, colour, materials, elevational design, vertical or horizontal emphasis and detailing.





Aerial view of the site, front (from Google Maps)



Aerial view of the site, rear (from Google Maps)

Design proposals:

The development being proposed is the demolition of the existing garages and the construction of a new end of terrace house.

The position and layout have been created to respond to the existing grain and plot shape and to ensure there is no harm caused to the neighbouring properties.

Use:

The existing site is residential. The proposed new unit will be a single family dwelling house, with three bedrooms and associated reception / sanitary areas.

The existing garages are visually detrimental to the street scene. Its demolition would enable an under-utilised brownfield site to be better used and provide a new dwelling in an area where these are needed whilst simultaneously enhancing the frontage.

Amount:

The proposals have been considered in conjunction with the local plan including property / room sizes, parking and amenity spaces, privacy and overlooking criteria.

The new dwelling will have a total floor area of 119 m² which is over Ground, First and Loft levels. The arrangement of the house is primarily with living accommodation at lower level and with a Bedrooms / Bathrooms upstairs.

The existing attached property has a single storey rear extension. The proposed house would include a single storey rear projection to the same depth.

The ridge height of the proposed dwelling is in line with the neighbouring property. The eaves level matches the existing neighbour in part and drops lower in some areas to add some articulation to the elevations.

Layout:

Access to the new dwellings is via the existing driveway access on Elmore Road. The proposed house is set back from the street to provide a landscaped zone and two off-street parking spaces.

Upper level windows to the side elevations would be obscured and non-opening below 1.7m above internal finished floor level. Primary room windows overlook the gardens to the rear and the street at the front.

Scale:

The proposals have been considered with local policies and the surrounding environment in mind. The height of the dwelling is appropriate for the space and will sit comfortably between the adjacent neighbours. A ridge height of 8.15m above ground level is proposed. The primary eaves height is 4.95m above ground level.

A partial first floor rear projection is situated only to the detached side and its roof follows the pitch of the main roof to minimise any impact.

A rear dormer to the loft level is modest in height and, in accordance with the design guidance, is set in 50cm from each side of the property.

Various architectural elements would be provided to offer the property character and break up the spaces including feature gables, covered entrance areas, an elegant material palette and matching window styles.

Landscape:

Compliant amenity space of 80 sqm has been provided to the rear of the dwelling with garden access down the side of the house.

It is intended that the existing dropped kerb and front drive area would be maintained.

Appearance:

The design of the new dwellings has been very carefully considered to reflect elements found in many nearby and neighbouring properties whilst simultaneously reflecting the stop end position of the property. These include brick and render detailing, tiled roofs and a double depth frontage.

All building materials proposed will be in keeping with the local vernacular including the brickwork to the ground floor facades and render to first floor to match the existing neighbours.

The property and detailing would be constructed to a high standard.

Drainage:

It is anticipated that existing mains drain runs can be utilised for the proposed dwelling.

The driveway will be created from a permeable material, ensuring that adequate drainage is achieved.

Access Considerations:

Access to the house and circulation within the house would all be designed to comply with the relevant Building Regulations Approved Documents.

High street facilities and public transport links are available within a few minutes' walk of the property.

The properties would receive refuse collection from the street. The property has been designed with an appropriate bin store area at the side of the house to encourage recycling and ease collection.

The spaces within the properties are generous with plenty of natural daylight, providing suitable lifetime home arrangements following minimal adaption.

Conclusion:

Based on the details as set out in this statement it is considered that the proposals comply with the aims and objectives of both National and Local Plan Policies and would result in a development that would be in keeping with Government's stated objectives of securing schemes that increase housing stock and would raise the standards of design in an area.

We believe that the proposed designs are well considered for the site and would offer an improvement over the existing street scene.

We hope to work pro-actively with the Local Authority to develop the proposal.

Gross Internal Areas:

Existing to be demolished:

Existing garage (including side access door and circulation area) – 55 m²

Total – 55 m²

Proposed:

Ground Floor – 54 m²

First floor – 45 m²

Loft – 20 m² (Some areas with restricted head height)

Total Gross Internal Area - 119 m²

Garden – 80 m²

Balance:

Total increase in Gross Internal Area - 64 m²