

IN THE MATTER OF LAND LOCATED AT TURKEY STREET IN THE
LONDON BOROUGH OF ENFIELD

AND IN THE MATTER OF AN APPLICATION FOR THE PROPOSED
ERECTION OF A SINGLE RESIDENTIAL DWELLING THEREON TOGETHER
WITH ACCESS ON TO TURKEY STREET

DESIGN AND ACCESS STATEMENT

APPLICATION SUBMITTED ON BEHALF OF MR AND MRS LACY
OF OLD COACH HOUSE COTTAGE
THEOBOLD PARK ROAD
ENFIELD
EN2 9BD

APPLICATION SUBMITTED TO THE LONDON BOROUGH OF ENFIELD

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1. The Proposed Development Scheme

1.1 The application is for full planning permission for a single residential dwelling and is put forward on behalf of the land owners Mr and Mrs Lacy as a scheme which is acceptable in policy terms and also in design terms. The application is supported by an ordnance survey location map showing the extent of the application site edged red. It is also supported by drawings. The layout plans set out in the drawings annexed to this Design and Access Statement incorporate a small two bedroom residential dwelling with a frontage directly onto Turkey Street in the London Borough of Enfield. The footprint for the proposed single dwelling is located close to the existing dwelling known as number 1 Turkey Street and is set well away from the watercourse which is located on land outside the rear boundary of the site. It should be noted that given the character and form of the Turkey Street conservation area this Design and Access Statement incorporates a dedicated section (see Section 6 below) which reviews the nature of the conservation area and explains how the proposed development on the application site can enhance the character of the said conservation area.

1.2 It will be noted from the proposed layout in the plans annexed hereto that the site incorporates a large garden area which is located immediately adjacent to the watercourse. It should be noted that the area of land which forms the garden of the premises provides a substantial area of undeveloped land adjacent to the watercourse which satisfies the requirements of the Environment Agency. It should be noted that the garden area is located at a height well above the watercourse and accordingly will not suffer from adverse flooding events. The scheme incorporates a substantial area of soft landscaping and a number of the existing trees and vegetation shown on the attached plans will be retained. The consequence is that the site will for the most part continue to be screened and accordingly development on the site will have no impact on the local townscape.

1.3 The proposed development set out in the Planning Application relates to the proposed construction of a single two bedroom residential property. The size of the property is similar to the size of the adjacent property known as number 1 Turkey Street Enfield. The property has been designed in such a way as to be consistent with the appearance of the adjacent property known as 1 Turkey Street Enfield. The dwelling will provide internal accommodation for not only two bedrooms but also for a

kitchen, utility room and a reception room together with a stairwell and bathroom. The dwelling will comprise rendered brick walls and tiled hipped roofs. The design of the property will comply with the design guide criteria supplied by the local Planning Authority.

1.4 The proposed development shall be laid out in accordance with the plans annexed hereto and shall incorporate a small private access direct from number 1 Turkey Street with differential surfacing which shall afford access by vehicles together also with access by pedestrians.

1.5 It should be noted that the size of the property is clearly consistent with the size and garden areas of existing properties in the area. It should be noted that the site is surrounded by mainly properties which are residential in character and accordingly the use of the site for residential purposes is clearly consistent with the predominant land use in the locality. It should be noted that the land adjacent to the application site has been the subject of redevelopment. A large extension was also erected to the rear of the premises.

2. The Scale Of The Development

2.1 The scale of the development is consistent with the existing scale of development in the area. It comprises a 2-storey dwelling house. The roof

of the property will be consistent with the existing roofscape on adjacent properties. The proposed dwelling house may be regarded as a smaller than average dwelling but it is consistent with the normal size of properties immediately adjacent to the application site. To the rear of the property there are a number of “modern style” residential properties which have a frontage on to the said watercourse. Given that the current application is a full planning application the precise scale parameters are clearly shown on the said drawings and it is clear that in terms of scale the proposed development is of the same height as the existing adjacent property known as number 1 Turkey Street.

2.2 Given the context in which the dwelling is to be constructed it is clear that the dwelling will be reasonably well screened by vegetation. The scale of the development is clearly constrained by the topography of the site and it is abundantly clear that the development cannot exceed two storeys in height. The development will have the appearance of a natural extension of the existing line of residential development along Turkey Street. It will not have any incongruous or intrusive features. The property will provide reasonable accommodation which complies with the basic standards expected within the London Borough of Enfield. The property will incorporate adequate car parking spaces for motor vehicles required by the occupiers of the property. The property will be constructed in accordance

with current guidance relating to the provision of “environment friendly housing” and will also utilise traditional building materials. The property will be served by a water meter.

3. Relationship With The Surrounding Area

3.1 The proposed development will blend in with the existing residential development in the area which incorporates similar properties on similar sized plots. It is considered that the proposed development will not have any impact upon the existing residential development in the area and it will blend in entirely with the existing land uses. The height of the proposed development will be consistent with the height of existing development in the area. At the same time, it will be screened by substantial landscaping around the site. There is already some existing tree cover around the site and it therefore follows that the development will not be readily observable by passers by. It is considered that the proposed development will have no adverse visual impact upon the area.

3.2 The site incorporates a layout which constitutes a logical extension of the existing pattern of built development along the street known as Turkey Street. The terms of the layout plans are therefore entirely consistent with the existing character of the area.

4. The Landscaping Scheme

4.1 The landscaping scheme incorporates a generous area of soft landscaping blending in with the new development proposed. The landscaping scheme is shown on the plan annexed to this Design and Access Statement.

4.2 It should be noted that the proposed new landscaping scheme will reinforce and contribute to the existing substantial well-established vegetation on the application site. The landscaping scheme will screen the development from the surrounding area. It should be noted that there is strictly no need for any further landscaping around the site given the fact that it is already supporting substantial well-established vegetation. However, the additional soft landscaping is designed to enhance the appearance of the site in any event.

5. Appearance and Design

5.1 The appearance of the development comprises a traditional “cottage style” dwelling house. The form of the development is very similar to the appearance of existing properties on land immediately adjacent to the site such as the property known as number 1 Turkey Street. The design

philosophy behind the development proposal is clearly based on its position within the conservation area. The report of the Paul Drury Partnership on the Turkey Street conservation area has been considered in some detail and drawings have been prepared on the basis that one needs to address all of the issues raised by the planning consultants in their report concerning the issues relating to the conservation area. These particular issues are addressed in more detail in Section 6 of this report which refers to the planning policy context and with specific reference to the policies relating to the conservation area.

5.2 It is clear from the plans submitted with the Planning Application that the appearance will be acceptable having regard to the form of the existing development in the area. The proposed development would not form an incongruous feature and would not be noticeable when viewed from various public vantage points. It will constitute an enhancement of the site and will form a natural conclusion to the existing development in the area.

6. Planning Policies

6.1 The proposed development is consistent with the planning policy framework relating to the site. The site is located within an area allocated for residential development. It is surrounded by existing well established residential development. The site is also located within the Turkey Street conservation area which has been subject to detailed

analysis in a character appraisal prepared by the Paul Drury Partnership. It was recognised that Report that the Turkey Street conservation area is considered to be an important conservation area and is supported by the Council's commitment to the area set out in Policy (ii) C22 in the unitary development plan adopted in 1994 and is being superseded by the new Local Development Framework.

6.2 The conservation area comprises a very small area of only 18 dwellings and the Turkey Public House and two footbridges over the Turkey Brook. A section of the Turkey Brook with its footbridges therefore forms a centrepiece of this rather small conservation area. The conservation area was designated in order to seek to preserve the unique character of the central part of Turkey Street which was originally a hamlet located a short distance from the main Hartford Road. Within the Turkey Street conservation area a group of semi-detached cottages on the road frontage appear to date from the mid 19th century. The properties are shown on old Ordnance Survey Maps for 1866. With reference to the houses fronting the Brook footpath numbers 41 and 43 survive from pre-1866 but others nearby on the map of that date have now been demolished having survived until the third quarter of the 20th century.

6.3 In their character analysis of the conservation area the Paul Drury Partnership made the following observations:-

“Because it is so small, the conservation area does not sub-divide into any discernible character areas and most of its extent can be appreciated from a central viewpoint on the footpath. Nonetheless, the conservation area has two distinct aspects. From Turkey Street itself, four pairs of 19th century cottages and the Turkey Public House appear as a distinct group on a busy road, defined by the location of two footbridges; while from the hidden footpath along the brook, set between abundant grass and scrub, these houses and the road are virtually impossible and the prospect is green and semi-rural.”

6.4 The same consultants then carried out a spatial analysis on the conservation area and comment as follows:-

“The approach from the east is along the brook itself, which with its grass banks provide a reminder of the rural past of this now densely built-up area. To the west, the view is closed and dominated by the railway bridge over Turkey Street, a crude modern steel replacement for the Victorian structure whose abutments, adjoining original arch and matching footbridge remains. Aylands open space, although

somewhat round and featureless provides a strong contrast to the contingent development around and is a good compliment to the conservation area; in the approach from the west along Turkey Street, it acts (like the brook) as a reminder of the hamlets formally a rural setting.

The interior space of the conservation area is very different. The footpath following the brook as it loops away from the road is enclosed by the rear gardens and greenery of the Turkey Street frontage properties, glimpse through trees and shrub and by the front gardens of the houses along its north side. Once the first group of modern houses, numbers 45 to 43a is passed - even these have mature hedges – the properties are set well back in generous plots on the north bank, so that there is a prospect of shrubbery, scrub and trees to both sides. At either end of the path, the curve of the brook and path provides a stimulus of concealment of the next stage of the route, framed by trees. The two footbridges mark the boundary of the conservation area, and the approach to the western footbridge is particularly green and spacious as it descends from the road to the Turkey brook and continues across the open space. On the other side of the coin, unfortunately, is a rear aspect of the conservation area; following the footpath over the bridge to the north leads to a shabby

rear access. On the way eastwards to a dead end at the north-eastern point of the conservation area, it passes a garage court and is bounded on its south side by parking bays, adhoc fencing and sheds.

The best views are from the interior path; the brick bridge over the brook – outside the conservation area – makes it attractive prospect from the western end of the path with the railway bridge and same dark blue engineering brick acting as a counterpoint with its wider arch.”

- 6.5 It is noted in the report that the character of the conservation area is clearly dictated by the residential development contained within the conservation area. For the most part the properties within the conservation area have the appearance of cottages. The most important properties are those numbered 1-7 and those numbered 15-21 (odd) on the Turkey Street road. The main architectural feature is the four pairs of semi-detached cottages with each pair under a hit roof and with a single central chimney stack. It is noted that their main access door is to the side rather than to the front of the property. It is noted that in the properties closest to the application site being numbers 1 and 3 Turkey Street retain their timber two pane sash windows with one of those windows to each floor at both the front and the rear. The roof to the

said cottages comprises concrete pantiles. Number 1 comprises a façade which has a roughcast render finish. There is a single storey pitched roof extension to the rear which is visible from the footpath at the rear of the premises which runs along the brook. It is noted that there is also a collection of several ad hoc timber and brick sheds to the rear of the said cottage.

6.6. In their review of the conservation area the consultants expressed dismay over the extent of major and unflattering cosmetic surgery to a number of properties in Turkey Street from the course of the late 20th century. They noticed that many properties had identical single-storey side extensions together with minor pitched roofs up to eaves level and modern casements in square openings which have been repeated as replacements to the cottage windows. They comment that the overall affect is clearly out of scale and proportion to the modest front elevations and that the addition of front doors is a further inappropriate change.

6.7 It is noted that a key characteristic of the conservation area is a strong contrast between the green waterside setting and the suburban context of Turkey Street. It is noted that the main feature within the conservation area will not in any way be affected by the proposed development set out

in the present planning application. It should be noted that the main natural feature within the area comprising the Turkey brook can only be viewed from the public footpath which runs along the north of the brook being on the other side of the brook from the application site. It therefore follows that the Turkey brook will continue to be enjoyed by local walkers after the development has been implemented and their views will not be adversely affected in any way. In fact the proposed development will in essence extend and compliment the existing line of established cottage style development which backs on to the southern boundaery of the Turkey brook. Indeed, it has to be considered that the current appearance of the application site is unacceptable given that it appears as a derelict area of scrubland which currently contributes nothing to the appearance of the conservation area. Many people would argue that it has a detrimental impact upon the appearance of the conservation area in its undeveloped form and that the best solution to the future of the application site is to ensure that a cottage style building replicating one of the properties adjacent to it will be the most appropriate solution. The proposed development would clearly contribute to re-enforcing the dominant characteristic within the conservation area.

6.8 It should also be noted that under the terms of the development proposals the proposed cottage on the application site would be kept in its original

state by a planning condition excluding the carrying out of any proposed extensions to the property in the future. This will prevent any harm being created to the cottage and thereby avoid the problems that have already arisen in other parts of Turkey Street where existing cottages have been subject to a considerable number of extensions which have detracted and eroded their character. In other words the proposed development provides the opportunity for providing a replica cottage which can be preserved in the future as an ideal example of the original character of the conservation area which was of course the original intention behind designating the area as a conservation area in 1972.

6.9 It is noted that to the north of the application site on the other side of the Turkey brook and the footpath is a late 20th century development in a triangle of land adjacent to the eastern footbridge. This development has had a significant impact upon the character of the conservation area at the eastern end of the said area. The design of the new houses within that triangle is generally bland comprising two storeys with brick construction and tiled roofs. There is a uniform building line which re-enforces a sense of closeness and enclosure which has most certainly brought changes to the appearance of this part of the conservation area. Accordingly, when considering the proposed development on the application site one must

take into account issues arising from consequences of recently permitted development.

6.10 It is also noted that the most important part of the Turkey Street conservation area is located at the western end of the conservation area adjacent to the brick built bridge over the Turkey brook. It is considered that the western part of the Turkey brook conservation area is the most distinctive and important part of the conservation area. This part of the conservation area is not in any way affected by the proposed development referred to in the enclosed application.

6.11 It is noted that there are no listed buildings on the statutory list within the conservation area. However, it is noted that there are two locally listed buildings being numbers 39 and 41 Turkey Street. However, those properties are far removed from the location of the application site and will not in any way be affected by the development proposed on the application site.

6.12 It is noted that previous development comprising replica development has been permitted in the conservation area. For example the installation of the 19th century bridge in 2003 over the Turkey brook is an example of replica development permitted within the said conservation area. The

proposal set out in the current application falls in line with such forms of replica development.

6.13 With reference to the conclusions reached by the consultants in their review of the conservation area it should be noted that the consultants have the following general observation to make:-

“Generally, it appears that, apart from the installation of a replica 19th century bridge in 2003 little acknowledgement has been made by owners or the local authority of the special interests of the conservation area since its designation in 1972. Failure to impose and re-enforce appropriate controls has resulted in multiple changes to elevations by the installation of crude standard joinery. Over large and/or inappropriate extensions have also been permitted. In an area whose special interests depends largely upon the modest, original character of unlisted buildings, such accretive permitted alterations are particularly erosive.”

6.14 After considering the relevant planning policies concerning residential development within the London Borough of Enfield and the relevant planning policies concerning the conservation area and the design policies, it is considered that the proposed development as set out in

the current planning application is appropriate and indeed a positive enhancement of the relevant part of the Turkey Street conservation area. It will be noted from the attached detailed plans relating to the proposed development that the front elevation of the proposed development is consistent with the front elevation of the adjacent cottage known as number 1 Turkey Street. The front elevation clearly incorporates the same style of demonstration on the front of the property and also provides for the traditional form of entrance to the property comprising a side door. The proposed development therefore faithfully replicates the historic form of cottage style development in Turkey Street and is designed therefore to re-enforce and enhance the appearance of the conservation area. Furthermore, the construction of the proposed cottage on the application site will obscure the unfortunate bland modern style late 20th century development located on the northern side of the brook from persons using the relevant part of Turkey Street. It will therefore constitute a clear improvement and enhancement to the eastern part of the said conservation area. The property will be constructed from the traditional materials acquired for the construction of this form of cottage style development and the brick elevations on the property will be rendered to replicate the appearance of number 1 Turkey Street. The roofing material will also again replicate the pantiles on number 1 Turkey Street.

7. Access

7.1 Access to the development is afforded by a new drive to be formed from Turkey Street. It is noted that Turkey Street is a straight road and good visibility splays can be secured in accordance with current criteria laid down by the highway authority.

7.2 It is therefore considered that the proposed access is clearly adequate affording good visibility splays and will not pose a danger to users of the existing public highway. It is considered that the access can provide ingress and egress for emergency vehicles without any difficulty.

8. The Impact Of The Development Proposed

8.1 The site is located in a sustainable location given that it is on land well served by an existing public highway in respect of which adequate on-street car parking can also be provided. The site is located within reasonable level walking distance of main public services and public transport. In particular the public transport links are excellent. It is noted that there is also a public house and restaurant within walking distance of the site.

8.2 The impact of the proposed development is demonstrated on the enclosed plans accompanying the Planning Application. It is clear from the plans that the development will not have an adverse impact and will not adversely affect any residential amenities in the area. The elevational plans clearly show that there will be no overlooking between the proposed new property and the existing property known as number 1 Turkey Street. It should also be noted that the proposed development would not intrude upon the privacy of the adjacent properties. Furthermore, the garden of the proposed dwelling would in itself be well screened and the privacy of the occupiers of the proposed new dwelling would be protected. Attention is also drawn to the large number of photographs accompanying this Access and Design Statement which are attached as an appendix hereto. It is clear from the photographs that the proposed development will be consistent with the existing form and layout of built development in the area.

8.3 The site is bounded on the one side by a natural watercourse. The views of the Environment Agency have been taken into account and the development scheme designed in such a way as to respect the views put forward by the Environment agency. An assessment of the incidents of flooding in the area has been carried out. It is noted that the site itself does not pose a significant flood risk. It is also noted that development on the

site will not increase the likelihood of flooding in the future. The property is located in an elevated position well above the natural watercourse and the boundary of the site is located a distance of over one metre from the bank of the natural watercourse.

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