

Ponders End Housing

Planning Application: Design & Access Statement



Date: 23/10/2019

Prepared for: Ponders End Properties Limited

Site: The Goat, 250 Hertford Road, Ponders End, Enfield, London, EN3 4HB

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EXECUTIVE SUMMARY

Executive Summary

This Design & Access Statement has been prepared by Vine Architecture Studio on behalf of Ponders End Properties Limited to support the proposals for The Goat Public House and car park / car wash.

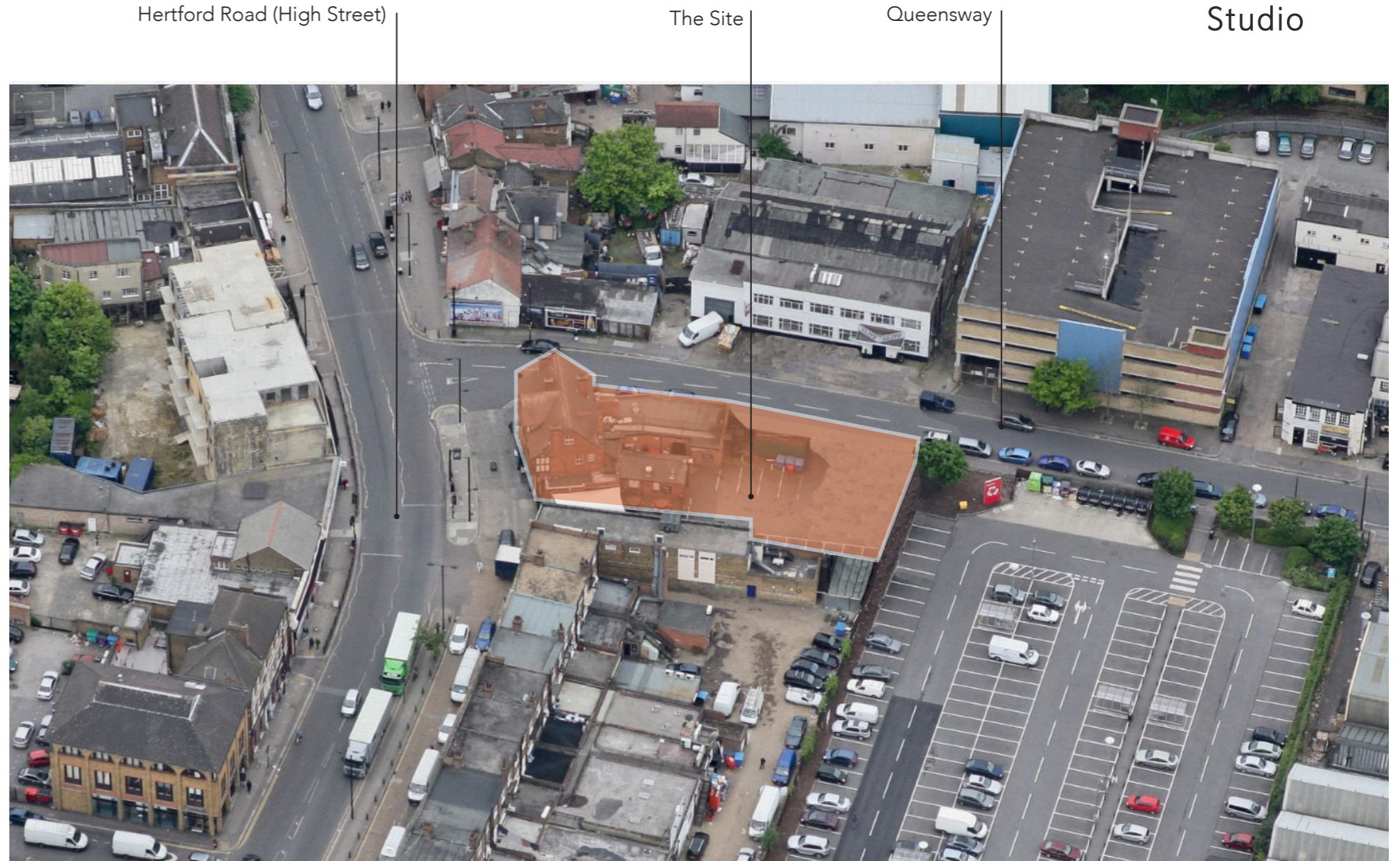
The project is for the refurbishment of The Goat and for the removal of low quality later additions to be replaced with more sensitive extensions. For the car park / car wash at the rear of the site our proposal is for 9 new build residential units.

The purpose of this Design & Access Statement is to propose a well considered and appropriate design for a site which both lends itself to residential development and is designated for potential development.

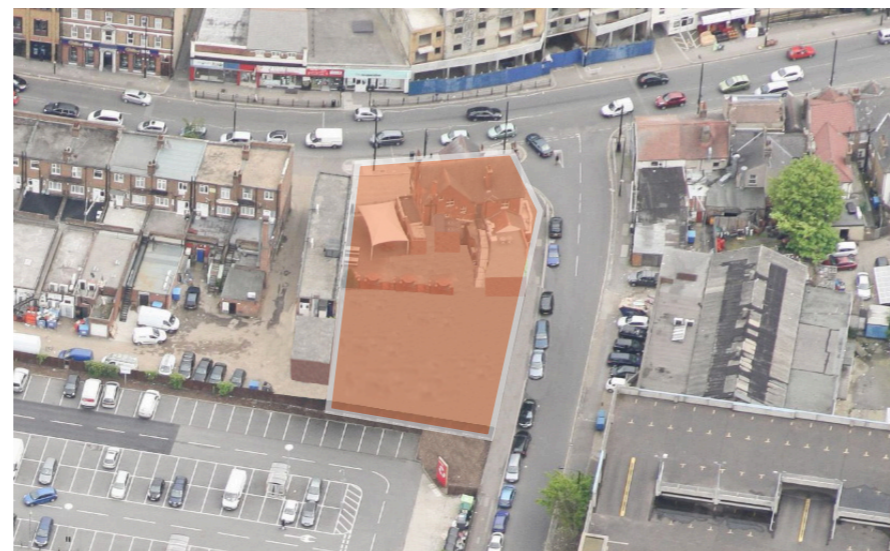
In submitting this planning application we will look to continue to work closely with London Borough of Enfield to provide well-designed homes that respond to site context, promote sustainable communities and to restore and enhance the public house.

We believe the proposals are grounded in the context of the site and are appropriate in terms of massing, scale, use and location.

This Design & Access Statement is submitted as part of a planning application and is intended to be read alongside the associated drawings / documentation.



Bird's eye view of site from the North with site highlighted (Bing Maps)



Bird's eye view of site from the West with site highlighted (Bing Maps)

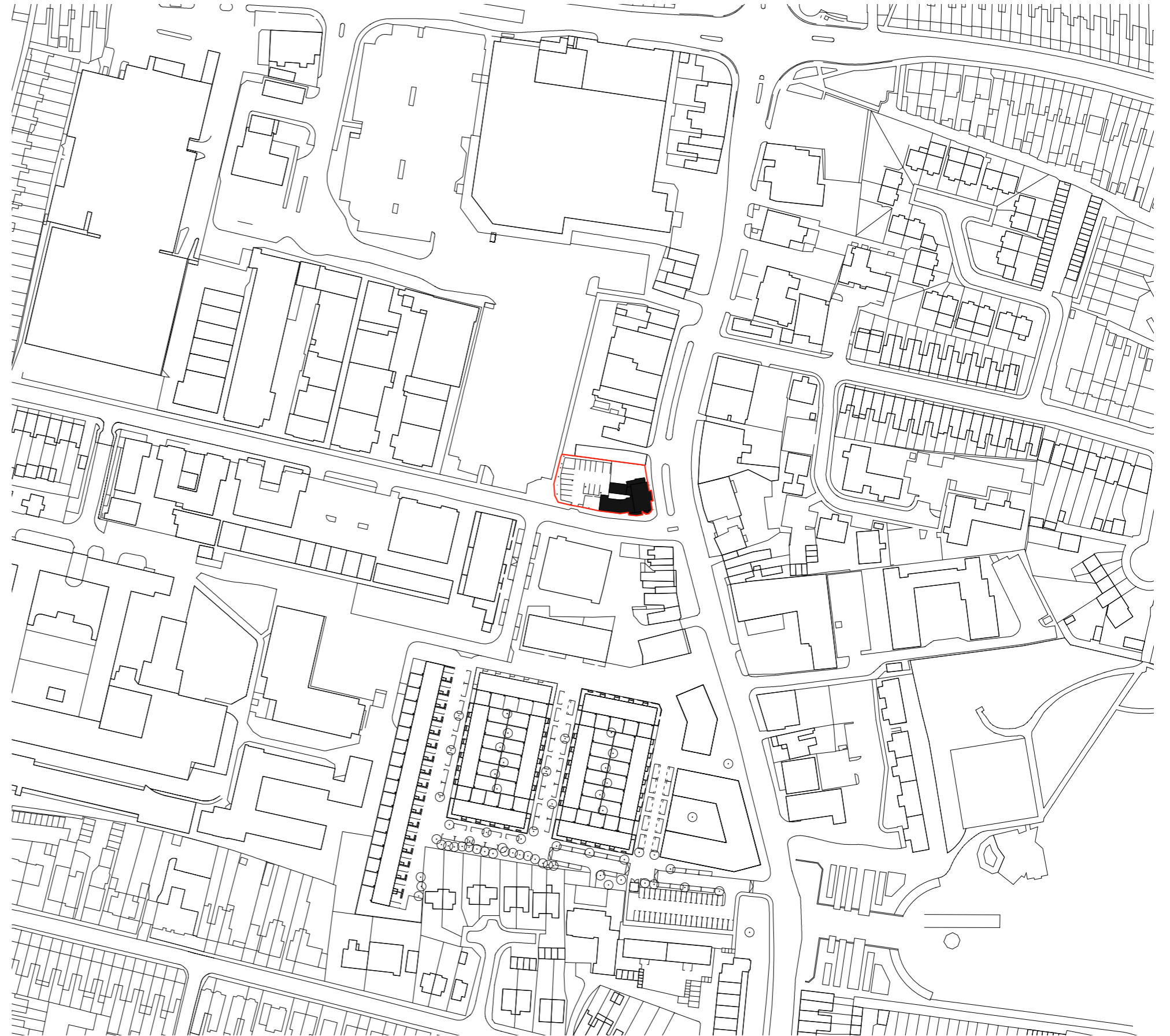


Bird's eye view of site from the East with site highlighted (Bing Maps)

SECTION 1
SITE ANALYSIS

Existing Site Plan

The site is located in the Ponders End Ward in the London Borough of Enfield.



Key

The Goat Public House



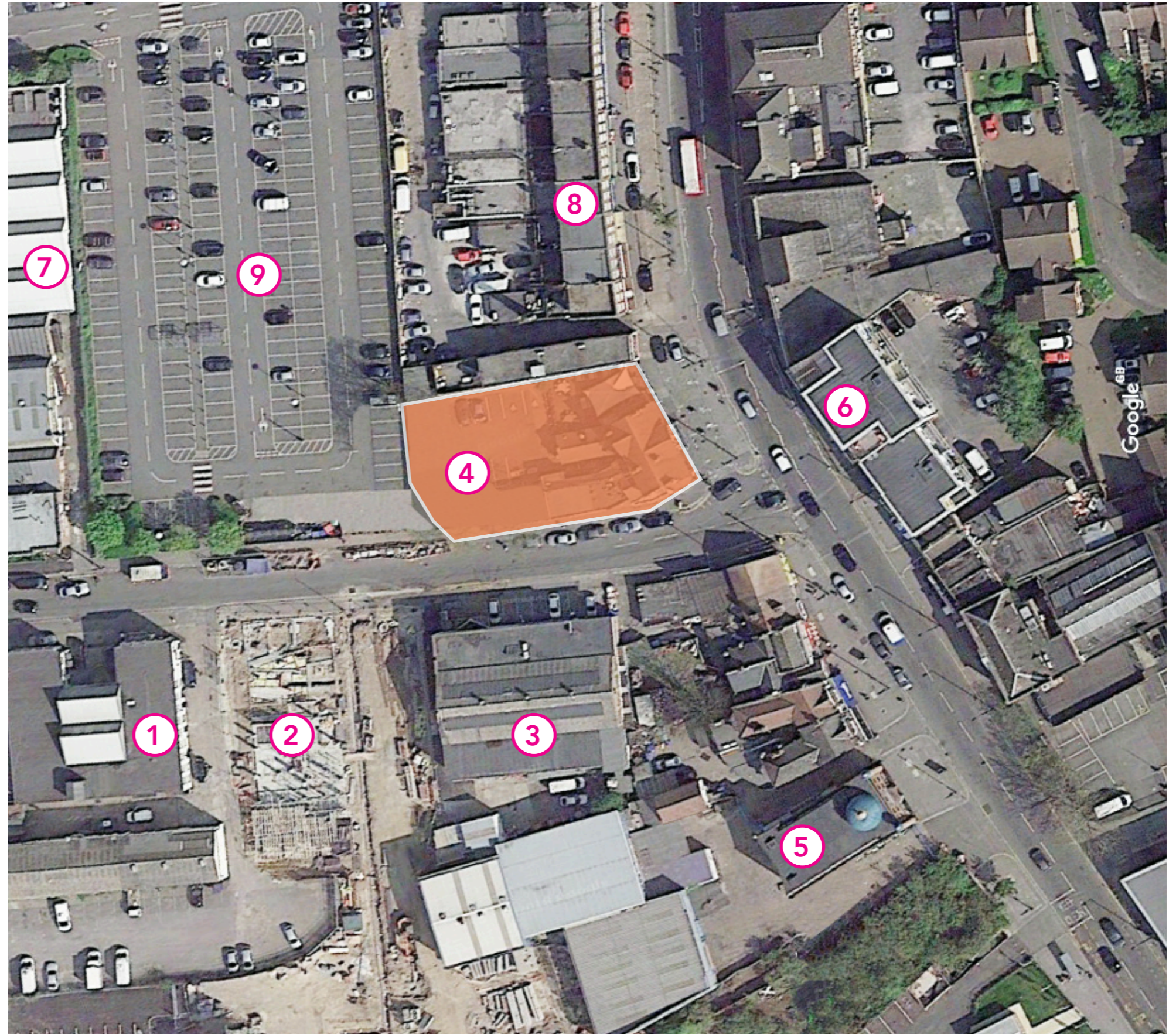
Site Location / Character

The site sits on the corner of Hertford Road (High Street) and Queensway. Neighbouring the site is a two storey restaurant fronting Hertford Road, with a flank wall bordering the site's northern edge.

The proximity to Hertford Road, green space, amenities and good transport links (PTAL zone 4) makes this site an ideal location for a residential development.

The site is not in a conservation area but The Goat Public House has recently been locally listed. The area consists of predominantly residential development, retail and industry. Surrounding the site is a large Tesco car park, the Electric Quarter residential development, industrial buildings and a restaurant.

Along Hertford Road (High Street), which is the main road in the area, there are shops / restaurants characterised by a variety of architectural styles. Typically buildings along Hertford Road are 2-4 storeys in height.



Site/Location plan with the site highlighted (Bing Maps)

- 1 The industrial buildings are still evident although there used to be more along Queensway and they were more unified than they are today.
- 2 The Electric Quarter is a new development consisting of a large number of residential units with some additional community facilities.
- 3 There is further evidence of the commercial / industrial warehouses along Queensway albeit less coherent.
- 4 The Goat Public House is detached and located on a prominent Corner site. It is mock Tudor in design.
- 5 Enfield Mosque is also detached and is a local building of interest - taller than it's neighbours.
- 6 Some new 4 storey residential development has been built opposite the site on Hertford Road.
- 7 Industrial sheds sit behind the Tesco car park to the rear of the site. They have a distinct saw tooth roofline.
- 8 There are some coherent terraces in the High Street but generally it can be considered as a varied architectural mix.
- 9 The Tesco Car Park occupies a huge site behind our development site. Fronting Queensway it does not help give Queensway the street frontage it once benefited from and therefore detracts from the street.

1 Industrial Building



2 The Electric Quarter



3 Industrial Building



4 The Goat Pub



5 Enfield Mosque



6 Recent Residential Development



7 Industrial Buildings



8 The High Street



9 Supermarket Car Park



Frontages / Streetscapes

To identify street frontages that have a positive presence reinforcing the streetscape we can look at both Hertford Road and Queensway's architectural and townscape merit as well as its pedestrian and service offer.

It is apparent that the Hertford Road has a consistent active frontage, albeit disparate in terms of architectural typology. What becomes apparent are the sections of missing frontage that have a negative streetscape impact.

The summation of a terrace or street has the potential to work holistically giving streets 'group value.'

Key

Architectural/ Townscape Frontage

Strong Frontage



Weak Frontage



Missing Frontage



Frontages

Frontages - Queensway Street & Hertford Road (High Street)

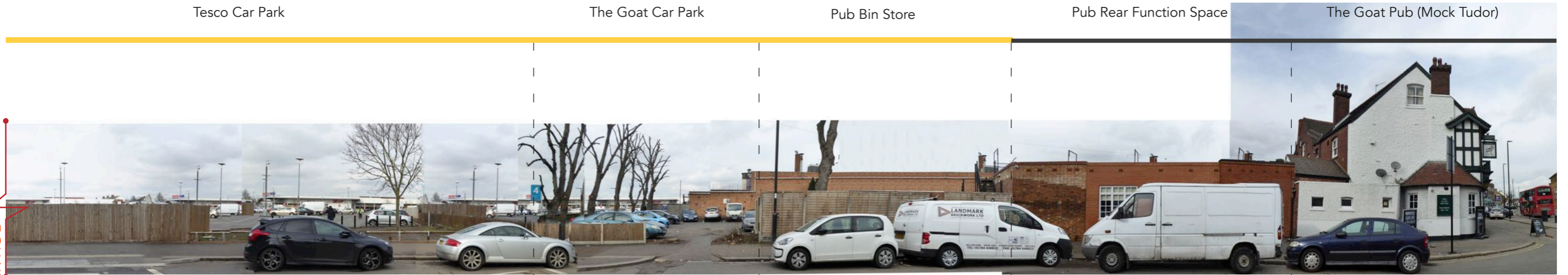
Tesco Car Park

The Goat Car Park

Pub Bin Store

Pub Rear Function Space

The Goat Pub (Mock Tudor)



Queensway Street Elevation

Industrial Brick Buildings With 'U' Shape Yard

Tesco Car Park Continued



Queensway Street Elevation Continued

Mock Edwardian

Generic Facades

Queensway Street Entry

The Goat (Mock Tudor)

Beer garden

Restaurant

Road

Three Bay/ Three Storey Terraces and Shopping Arcade



High Street Elevation

CONTINUED
IN FIG 2

CONTINUED
IN FIG 1

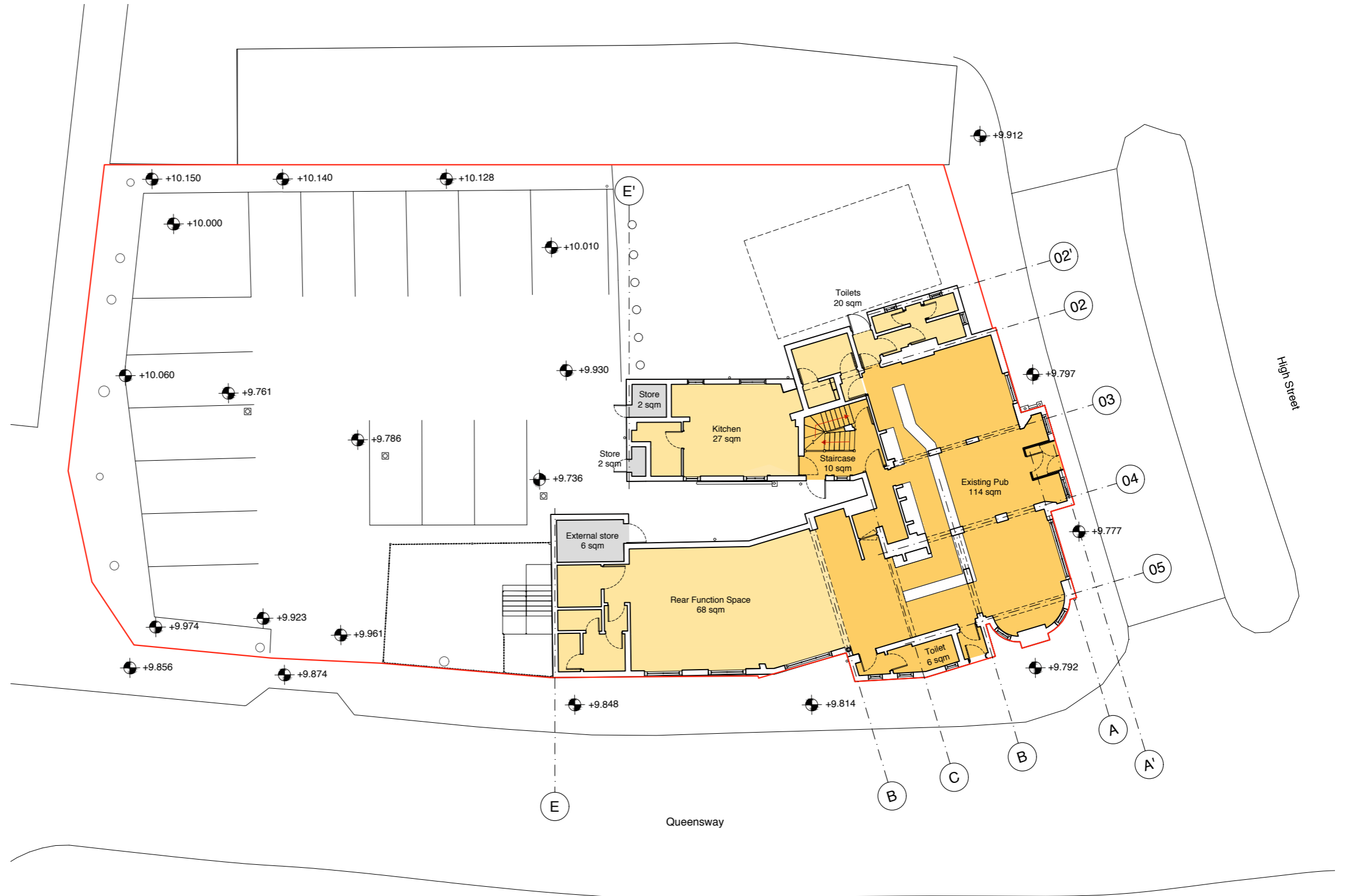
Topographical Survey & Existing Area Schedule

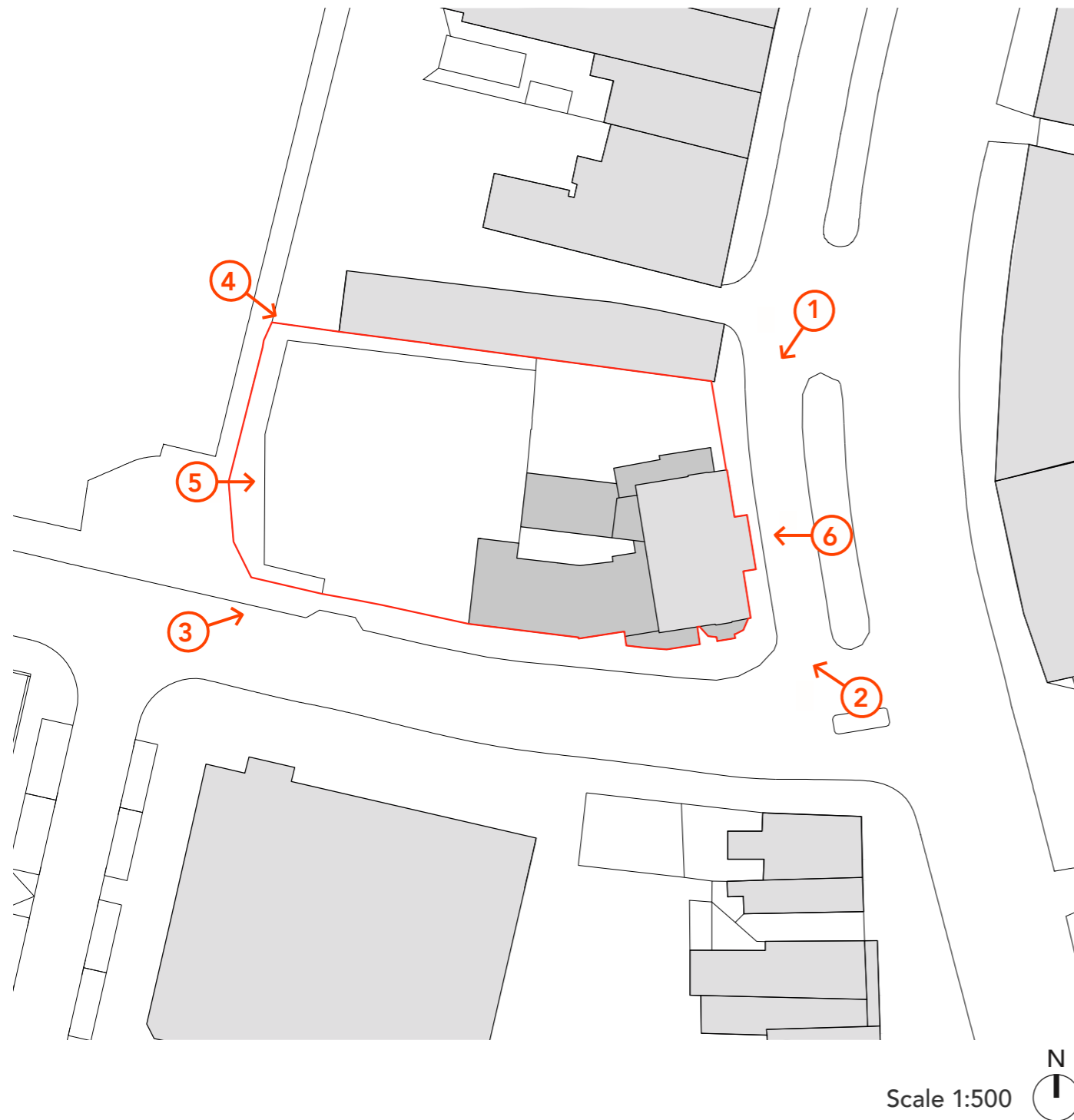
EXISTING PUB AREA SCHEDULE (Ground Floor GIA)

Room	Area
Existing Pub, toilet & staircase	130 sqm
Rear Function Room & toilets	68 sqm
Kitchen	27 sqm
Toilets	20 sqm
Pub External Storage	10 sqm
TOTAL GF PUB AREA	255 sqm

SITE AREAS

Site Area	960 sqm
Existing Pub Area (Pub only)	130 sqm
Site Area Minus Pub	830 sqm
Total Pub Area (Including extensions)	250 sqm
Site Area Minus Pub (And extensions)	710 sqm
Total Pub Parking (pre car wash)	15 spaces

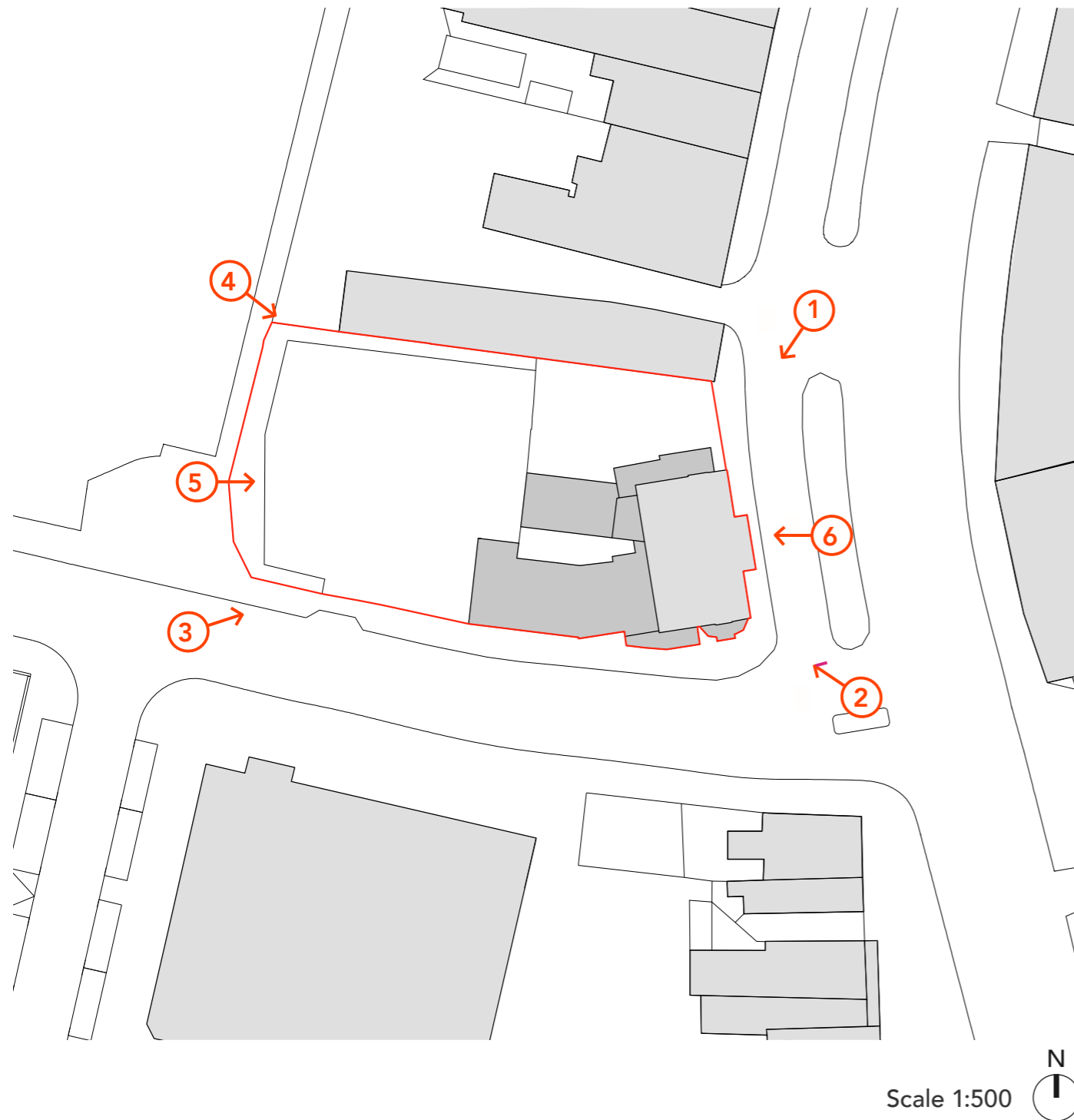




① The Site from the High Street looking South West



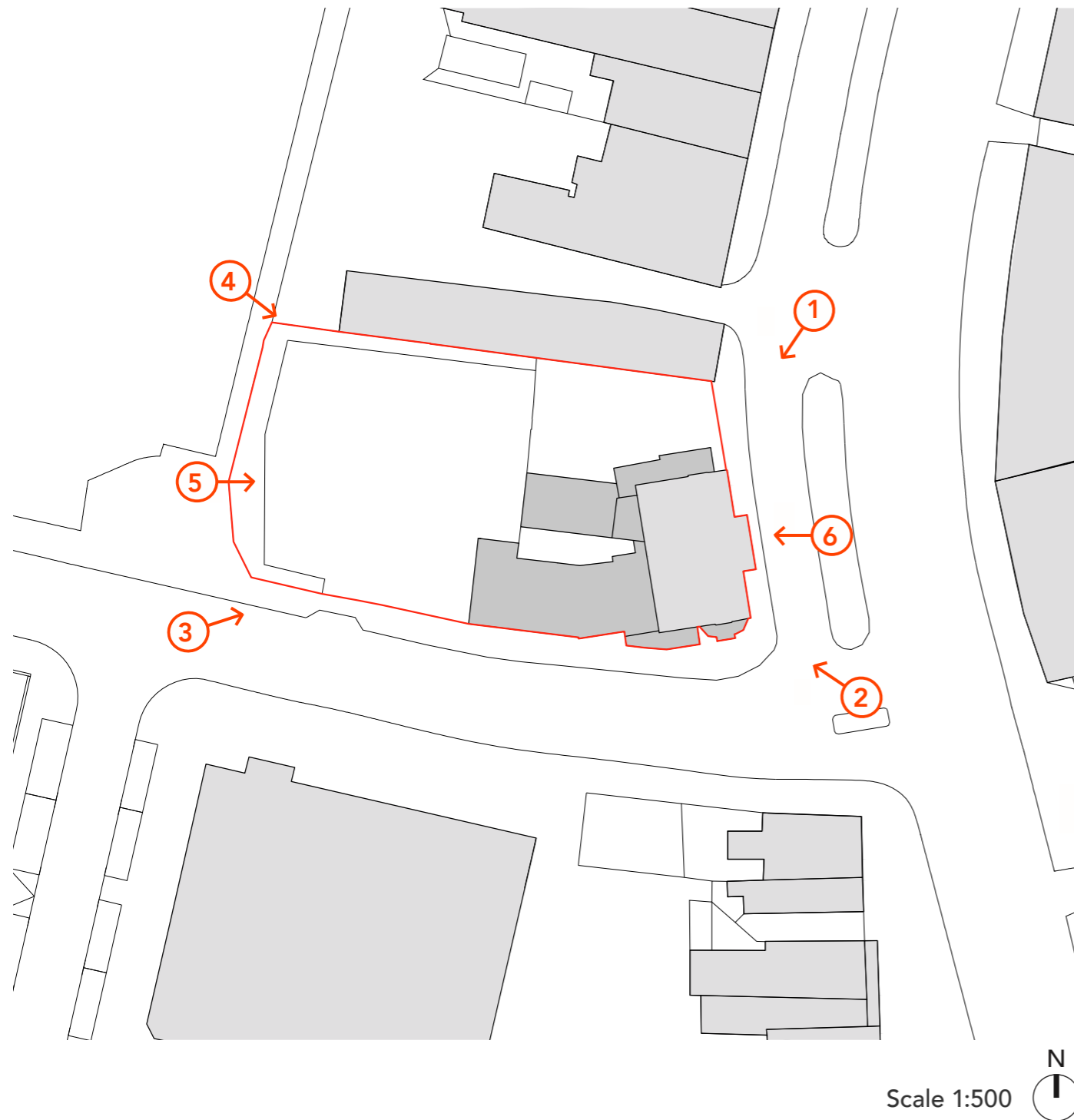
② The Site from the High Street looking North West



3 The Site from the Queensway Street looking North West



4 The site from the rear car park of The Goat looking South East



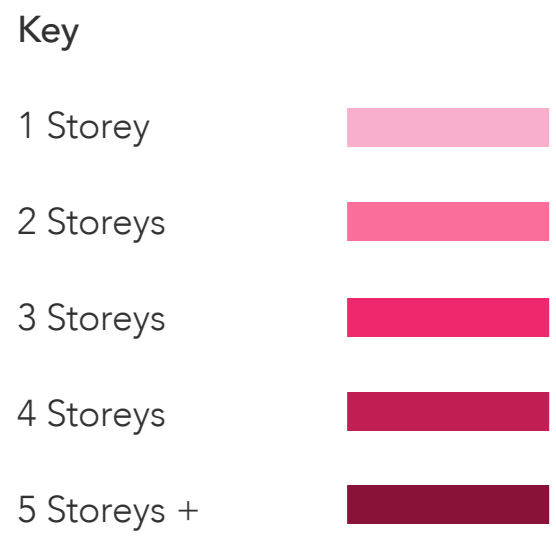
5 The Site from the Tesco car park looking East



6 The Site from the High Street looking West

Surrounding Building Heights

There are a range of building heights in the area. Recent permitted precedent includes a building up to 7 storeys in height. Typical building heights lining Hertford Road (High Street) are 3-4 storeys.







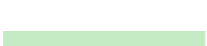


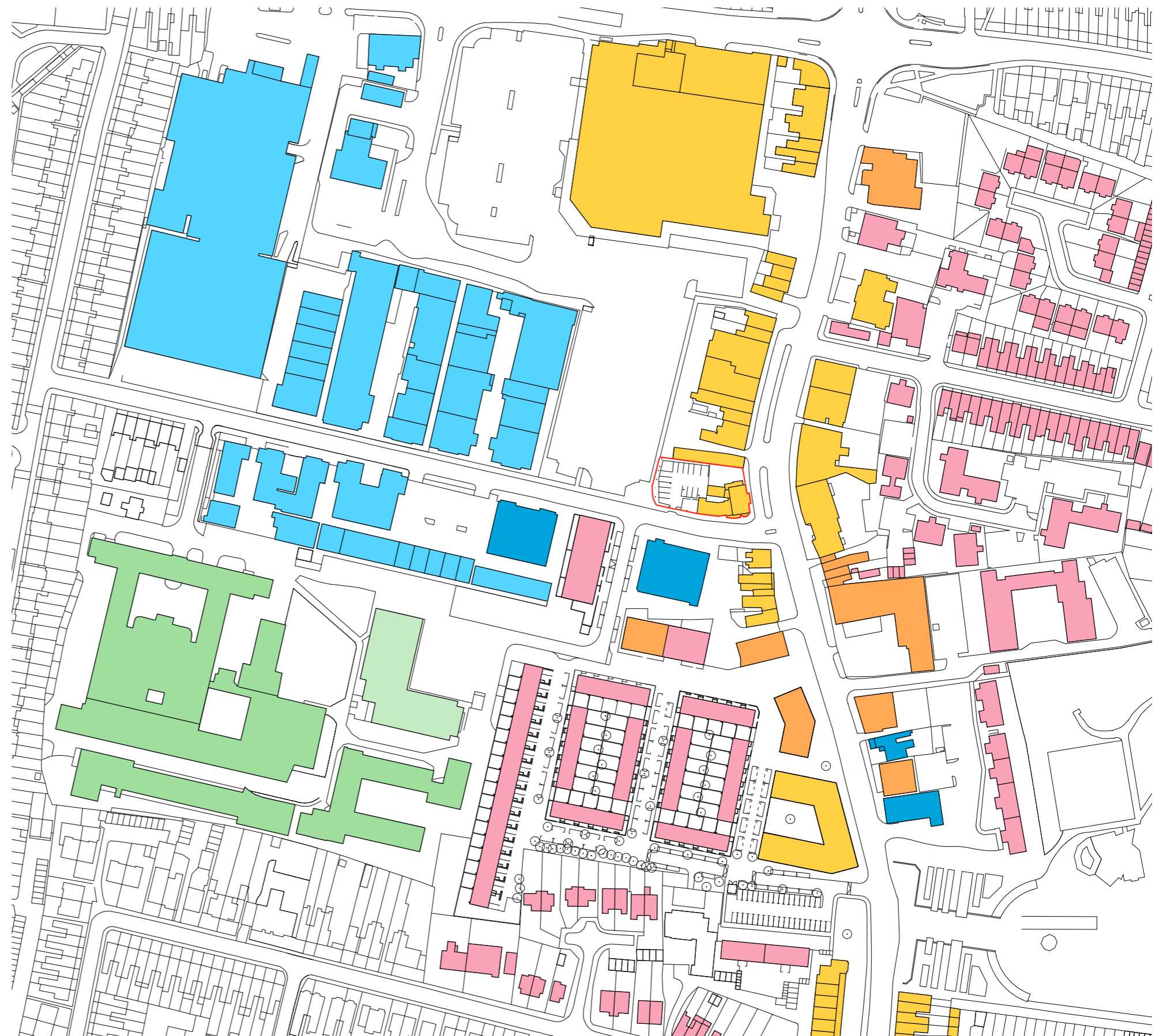
Existing Building Heights

Ground Floor Uses

The pattern of use is relatively well defined and distinctive. Hertford Road (High Street) is, as expected, predominantly Retail / Food & Beverage - whereas there are large areas of light industrial to the West. Residential dwellings are typically to the rear or behind the Retail / Food & Beverage off the High Street. Residential development to the rear of the pub would therefore be consistent with the existing land use patterns.

Key

- Retail/ Food & Beverage 
- Public service / Community 
- Dwellings 
- Light Industrial 
- Commercial 
- Education 
- Student Housing 



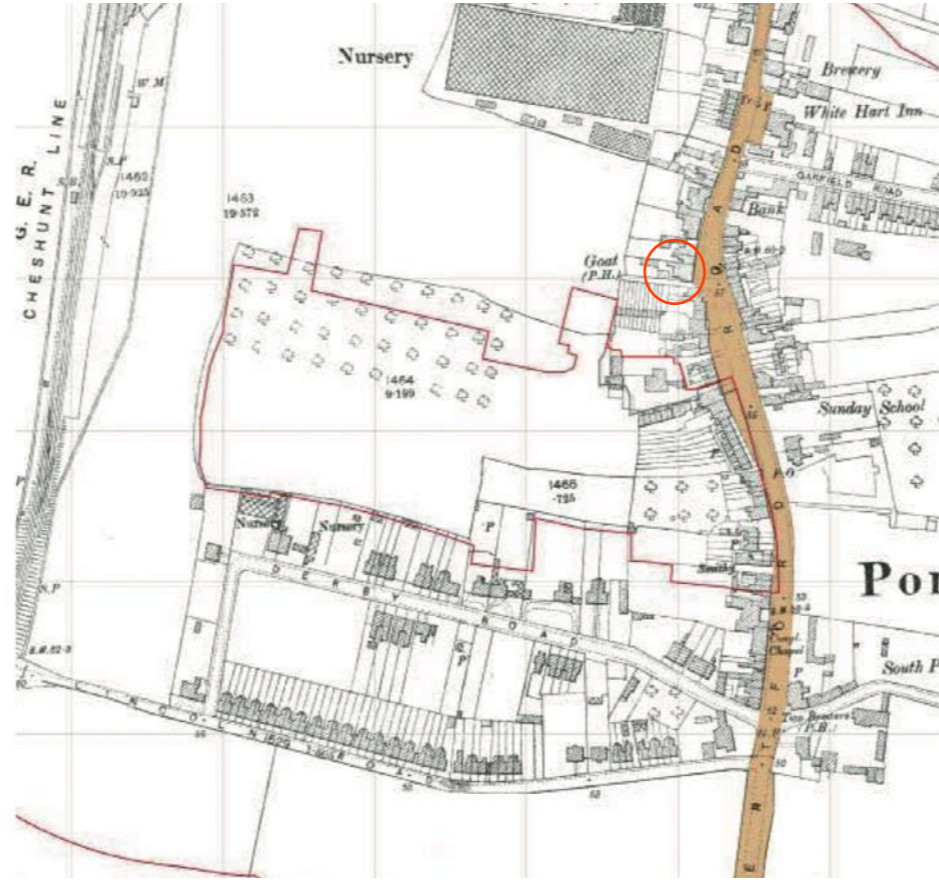
Existing Building Ground Floor Uses

SECTION 2

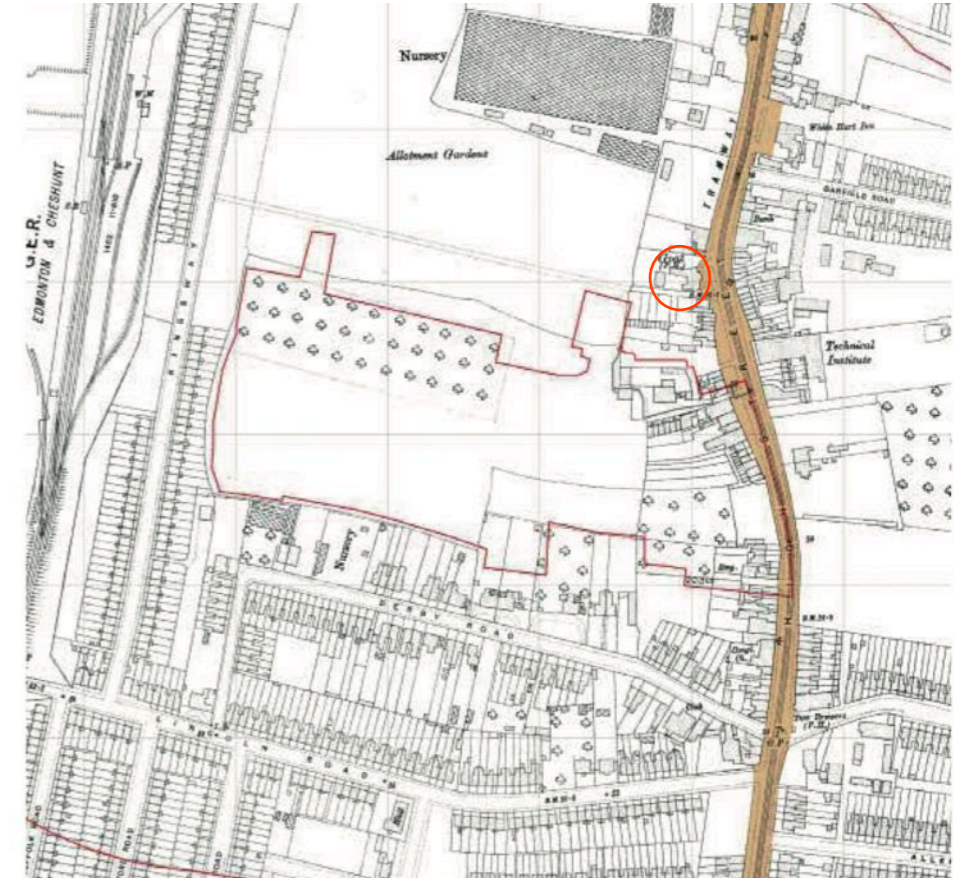
HISTORICAL CONTEXT



C. 1866



C. 1896



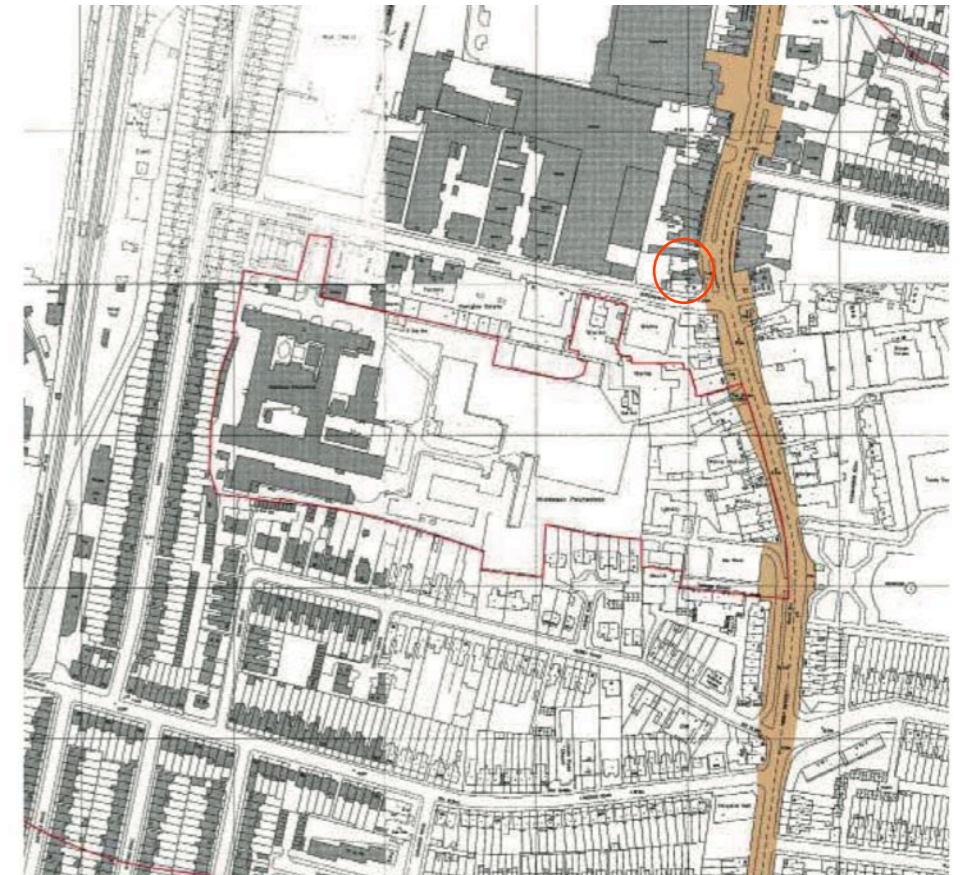
C. 1914



C. 1936



C. 1966



C. 1994

Historical Evolution

Ponders End became industrialised during the 19th century due to its proximity to central London and its straight road and waterway network up and down the Lee Valley.

1866 - 1896

The industry in the north area of Ponders End in which our site is located (red circle) was predominantly horticultural, the High street was well defined and contained a mix of shops and houses. Orchards and nurseries flank the High Street in addition to a couple of Jute mills that were operating in the area. The line from Bury Street Junction, north of Edmonton Green station, to Cheshunt was opened by the Great Eastern Railway on 1 October 1891 providing both goods and passenger services to the area stimulating rapid development.

1896 - 1936

The area became increasingly industrial with factories dedicated to the production of electrical goods, textiles and munitions, replacing the predominantly rural landscape. To accommodate the increased workforce (some 2000 people were employed in local factories in 1906) rows of terraced houses were built.

Joseph Swan, the inventor of the incandescent lightbulb and a partner in the Edison & Swan United Electric Light Company (Ediswan), bought a house on the High Street in Ponders End to set up the Ediswan Institute in 1901, which was used for evening classes and social activities by workers at the Ediswan factory. By the start of the Second World War nearly all of Ponders End had been developed.



C. 1936

1936 -1966

The Ediswan Institute grew into The Enfield Technology College, stretching along Queensway. What were previously orchards and recreational fields were replaced by a collection of larger college buildings for the Institute. The college passed into the hands of the Middlesex County Council, who built the Broadbent Building and Gymnasium which is now Grade II listed. (The Broadbent Building appears in the 1966 map in the recreational park at the centre of the image).

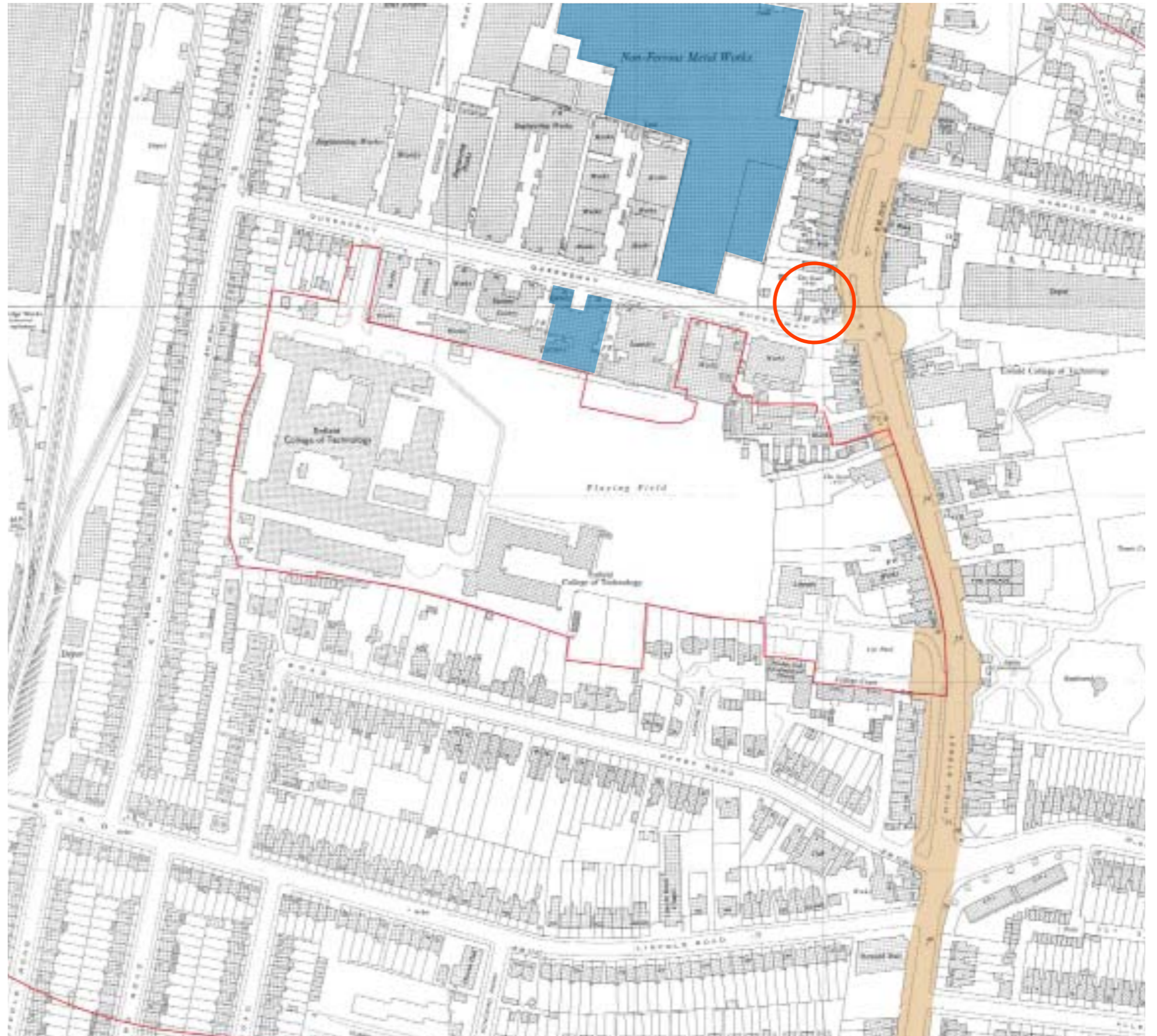
The industrial area to the north of Queensway becomes more dense as factories build extensions and ancillary buildings.

1966 - Present

Most of the heavy industry has left Ponders End with the majority of factories and warehouses converted to light industry, storage or residential use. Adjacent to our site, the metalworks was demolished to make way for a large supermarket and car park. The High Street has been developed in a piecemeal manner and now accommodates a range of architectural styles. Queensway has lost a few key buildings and no longer maintains a coherent street frontage.

Key

Queensway
buildings now
demolished



C. 1966 with lost Queensway buildings highlighted