

SECTION 8
DESIGN PROPOSAL



Visualisation - Street view from Queensway towards Hertford Road

Key Design Drivers

Existing Walls

The pub extension and residential new-build abut either end of the neighbouring restaurant's flank wall and the in-between space forms an enclosure to accommodate car and cycle parking. It seems appropriate to site the program against this featureless stretch of wall.

Pub Services / New Pub Extension

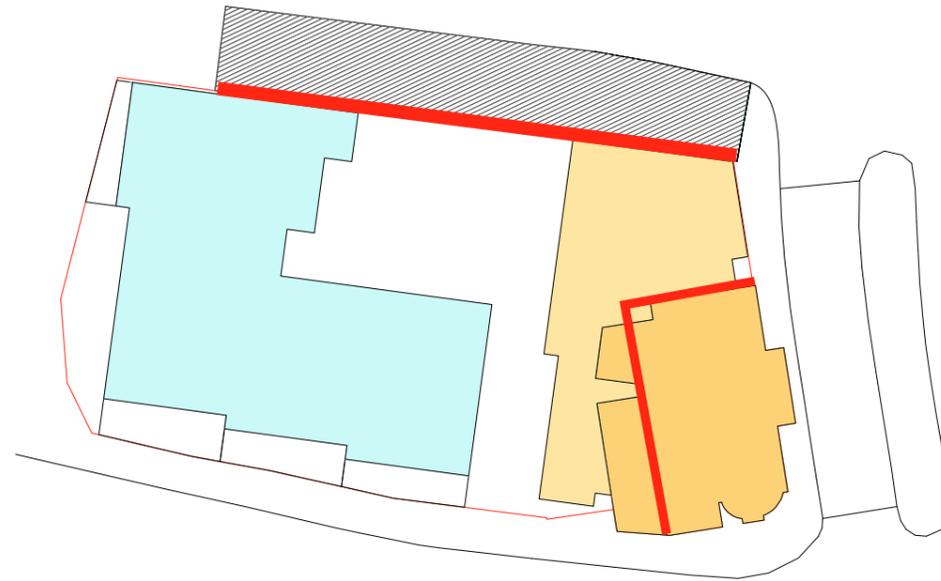
We propose to create a townscape gap by separating the two functions of the pub and the residential use. The existing single storey pub extension had little merit fronting Queensway. We propose to demolish it and create a new extension fronting the High Street. The bin stores and kitchen are to be reconfigured in their existing location to the rear of the pub.

Pedestrian Routes

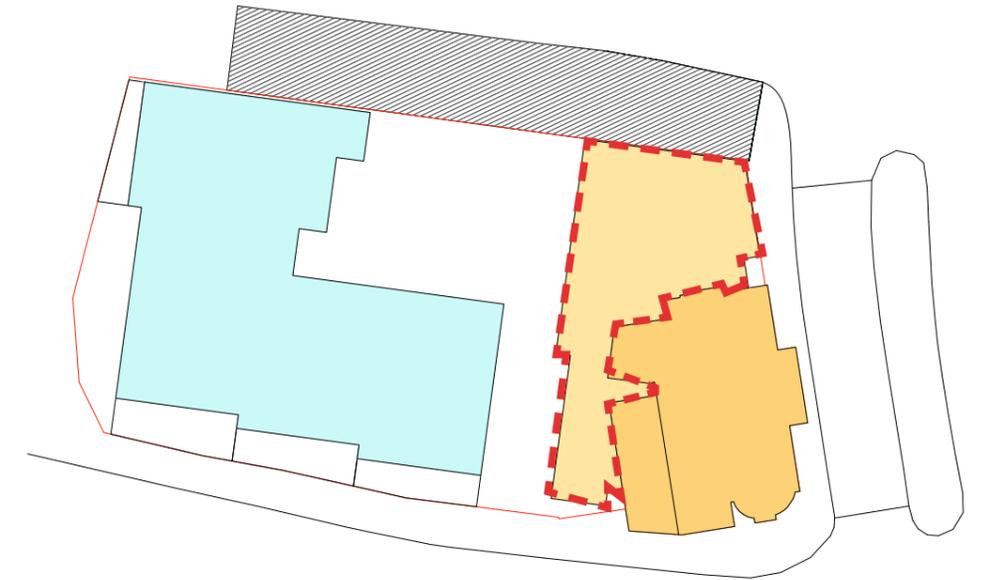
There are three main routes where pedestrian flow is viable. To the west of the site, as outlined in the Local Development Framework SPD, there is potential for future development in the Tesco car park. This would suggest a new pedestrian route & road.

Site Access

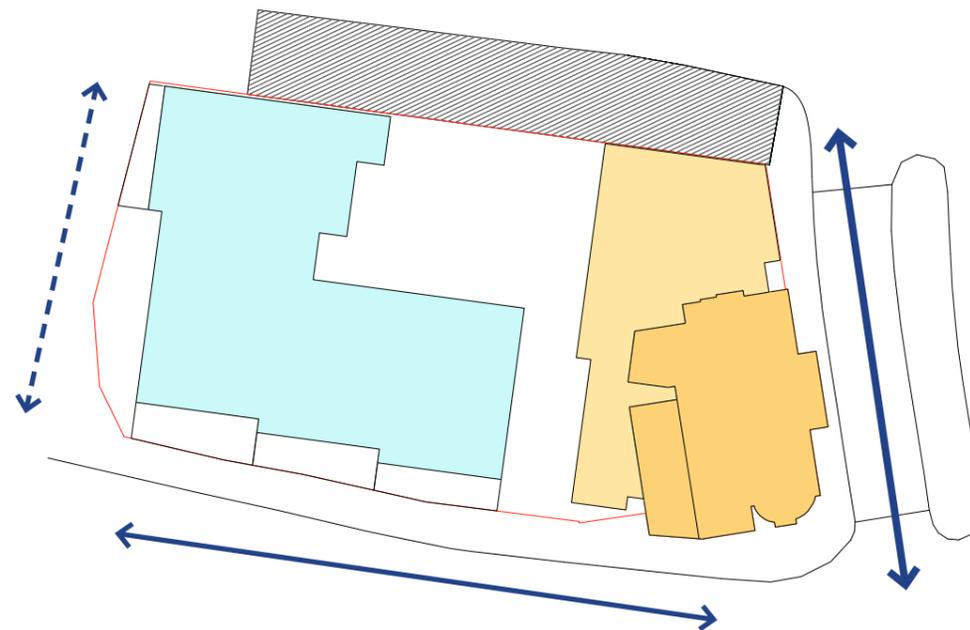
Pedestrian and car access to the proposed residential building are clearly announced by the townscape gap between the pub and the new building. Residential and pub bin stores are located to the rear of the pub just inside the plot boundary to facilitate refuse collection.



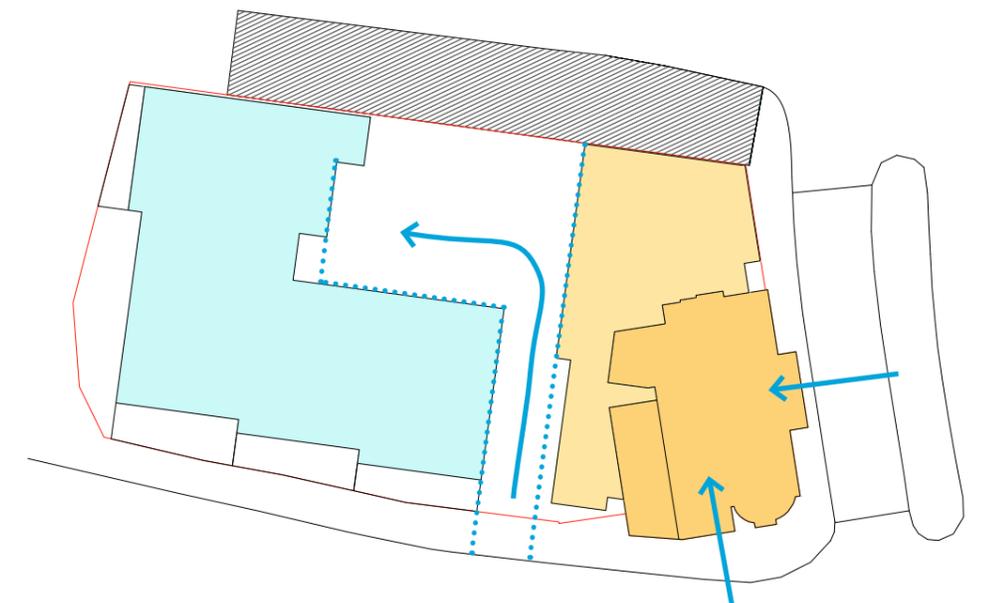
Pub Rear Facade and flank wall to the Rear



Bin Stores / New Pub Extension



Pedestrian Routes & Roads

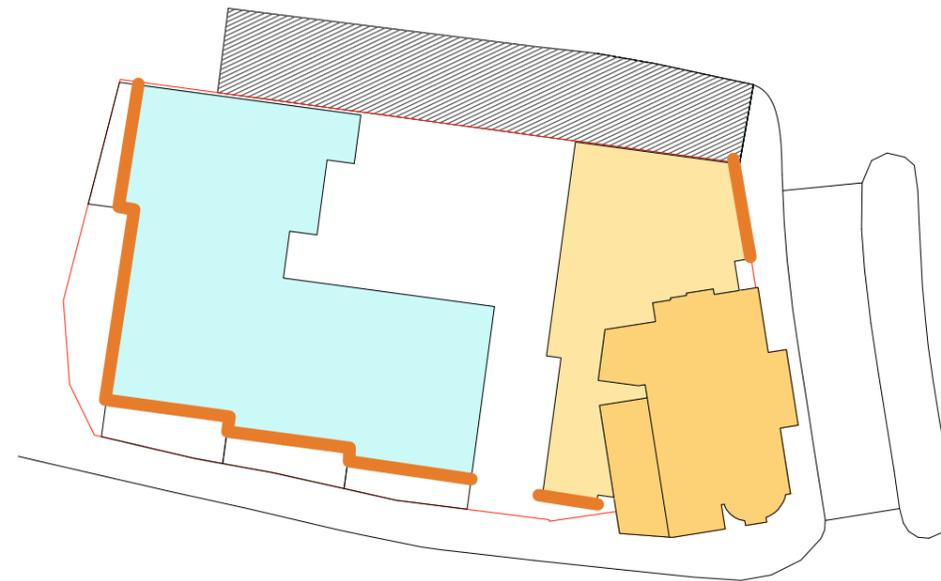


Site Access

Key Design Drivers

Street Frontage

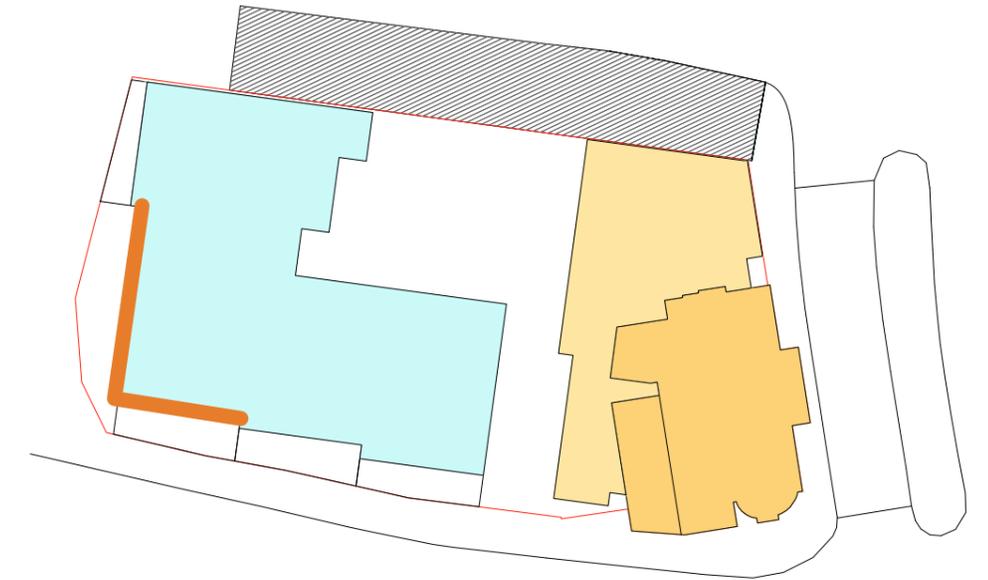
The existing extension building to the rear of the pub overlooks Queensway and possesses little architectural merit. Its demolition would benefit the streetscape and the pub's back-of-house extensions would be rebuilt with stronger character and be better integrated. The residential proposal seeks to strengthen the streetscape addressing both Queensway and the new potential road.



Street Frontage

Prominent Corner

The South West corner of the proposal is key as it could be a future corner site should the new road indicated be built.

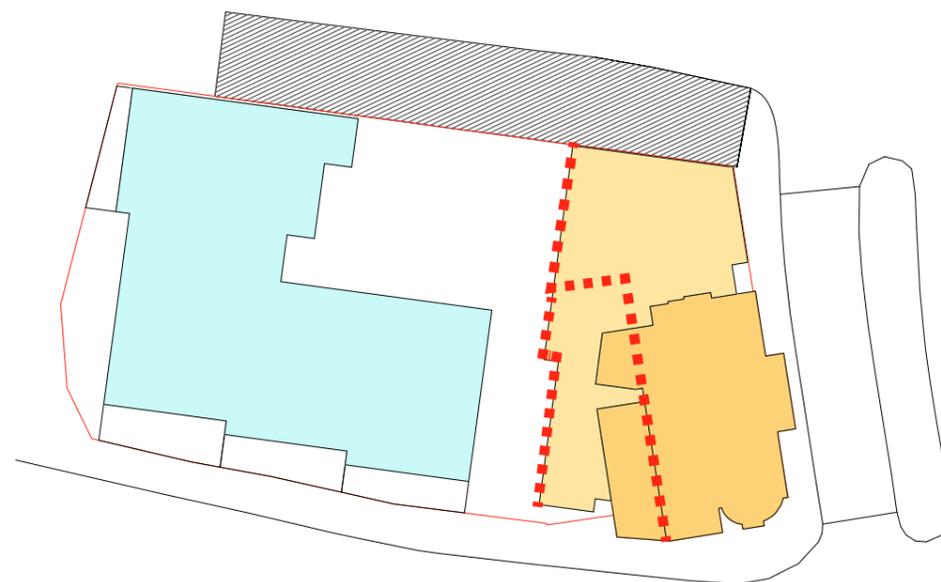


Prominent Corner

Noise Buffer

The townscape gap between the pub and the residential program creates a buffer to dilute any potential noise. The inclusion of quiet program to the rear of the pub provides further noise mitigation between the pub and the living spaces.

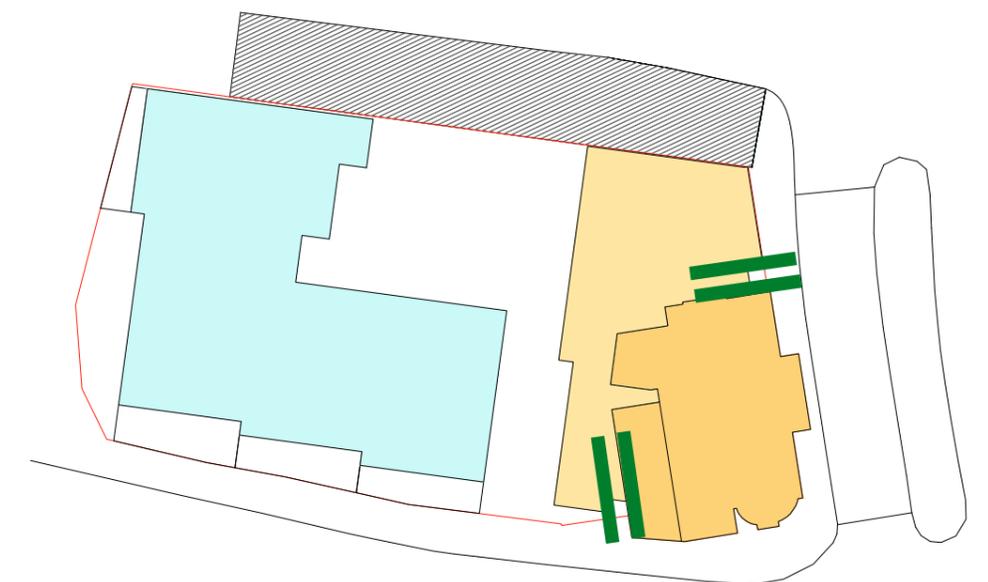
The first floor bar sited along the eastern pub terrace edge acts as an acoustic barrier and encloses the terrace.



Noise Buffer

Setbacks

Our proposal respects the status of the locally listed pub and it incorporates recesses where our proposal encloses upon The Goat. The setbacks feature along the main street frontages; High Street and Queensway.

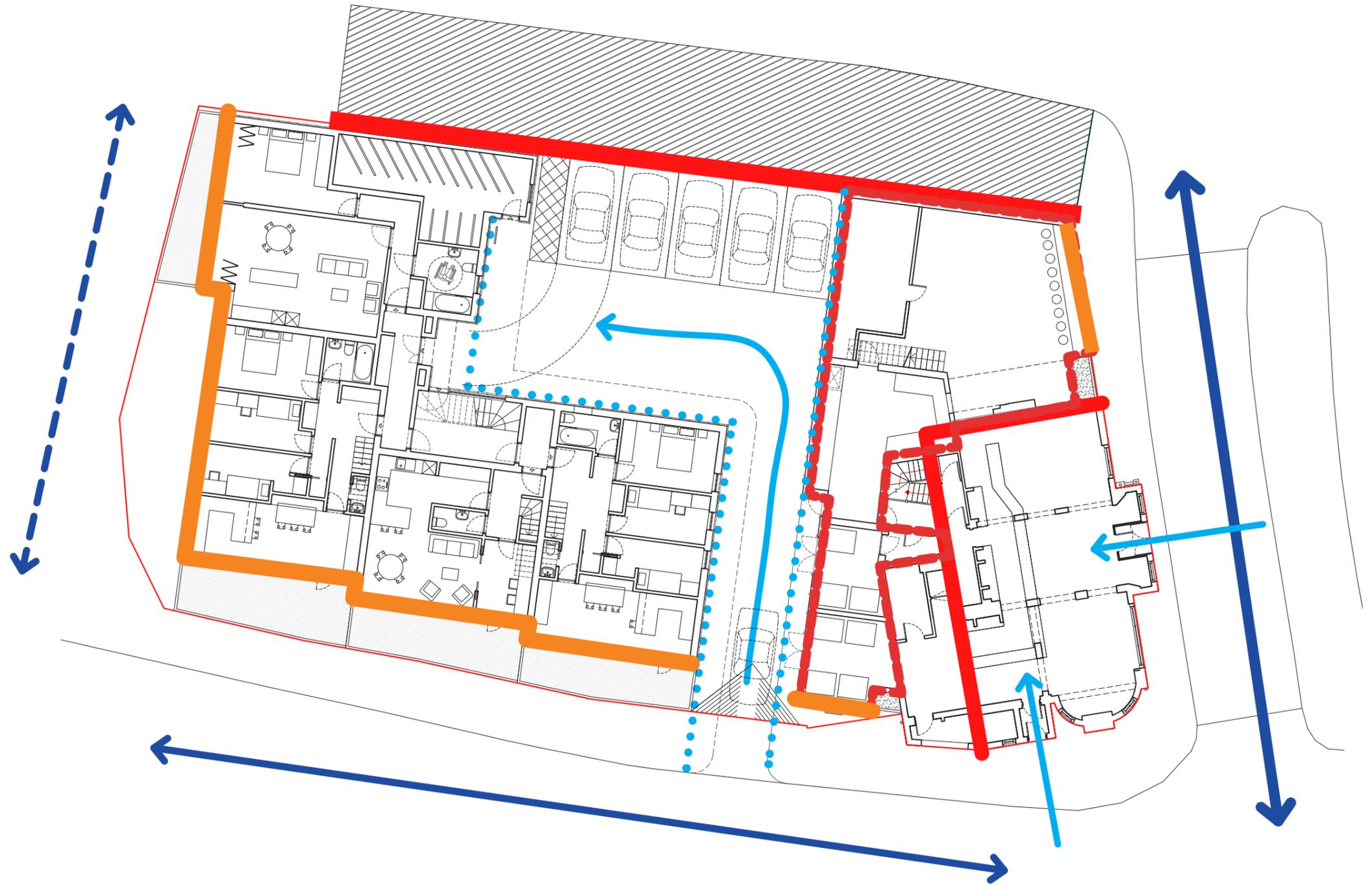


Set backs from locally listed pub

Key Drivers Overlay

An amalgamation of these different drivers have been considered in shaping the proposal.

The delineations we have made represent the layering of key drivers that have informed our design response. They are born out of reading and understanding the existing context and a response to the public house and townscape.



Key

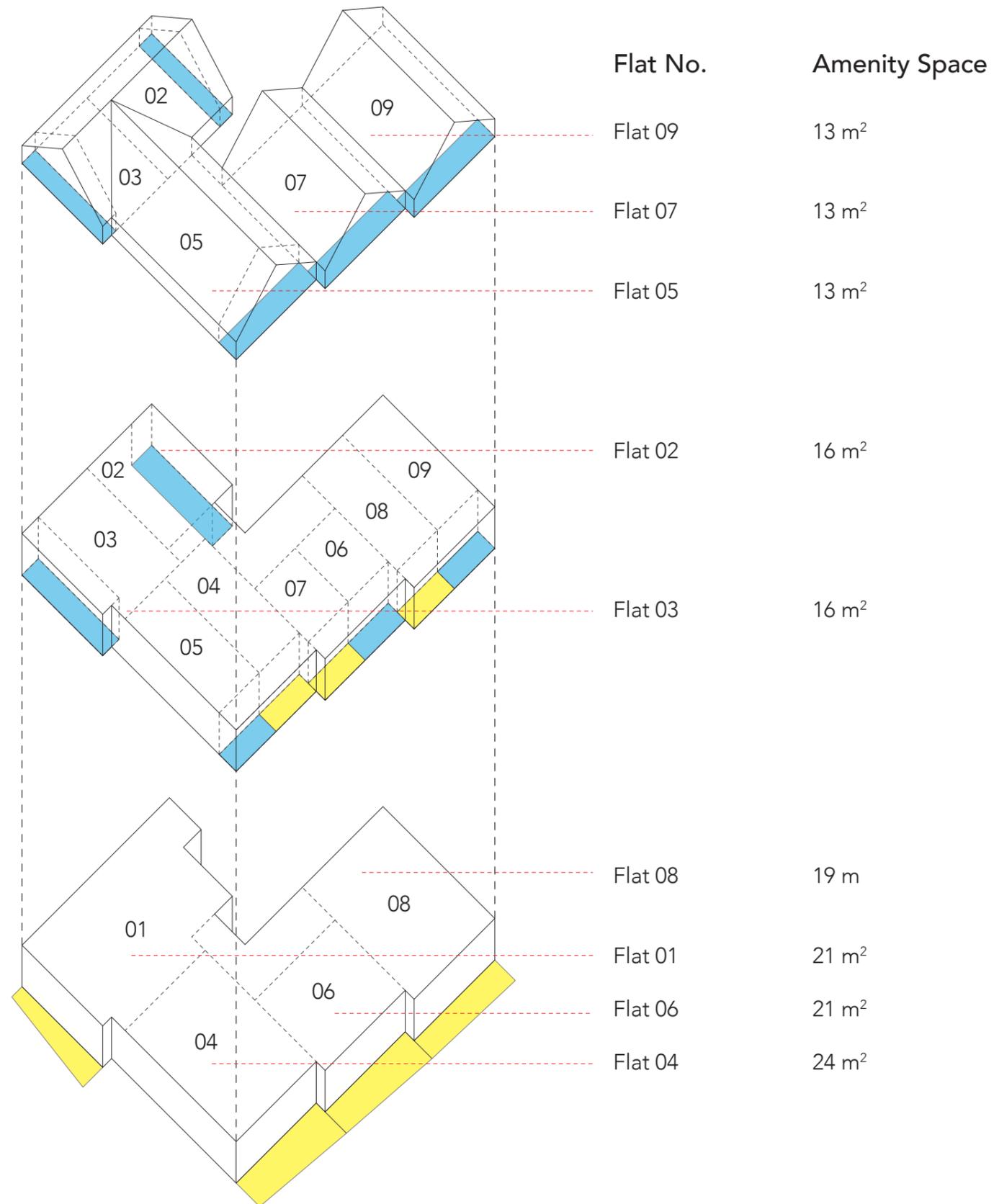
Site boundary —

Overlooking & Privacy

The pre-planning feedback from our 2nd pre-planning design raised concerns over flats only having ground floor only amenity space fronting Queenway. In response to this, we have not only stepped the footprint back from the pavement edge and increased the size of the amenity space, but we have also provided split level amenity so in every flat (apart from flat 1 which is M4(3) compliant) we have created duplexes and multi-level private outside space.

Amenity Space

Additionally, when reviewing against minimum standards for the size of flats, the amenity space provided ranges from 13-24sqm. The equivalent minimum standard for these flats is 5-7sqm. On average we are providing approximately 3 x what the minimum standard requires. We feel these duplexes / flats have excellent and well positioned / proportioned amenity space which has been incorporated into the new design.



Massing / Volume

These diagrams detail how the massing, footprint and volume of our proposals have reduced as the design has evolved through two pre-planning consultations. The current scheme is lower than The Goat public house (both ridge and eaves height), has a smaller footprint (and stepped back from Queensway) as well as being **64% smaller** than our 1st pre-planning proposal and **72% smaller** than our second pre-planning proposal.



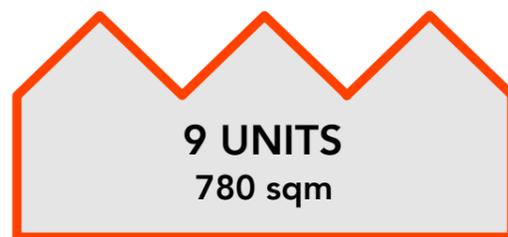
20 UNITS
1139 sqm

Pre-Planning Proposal 1
05.07.2018



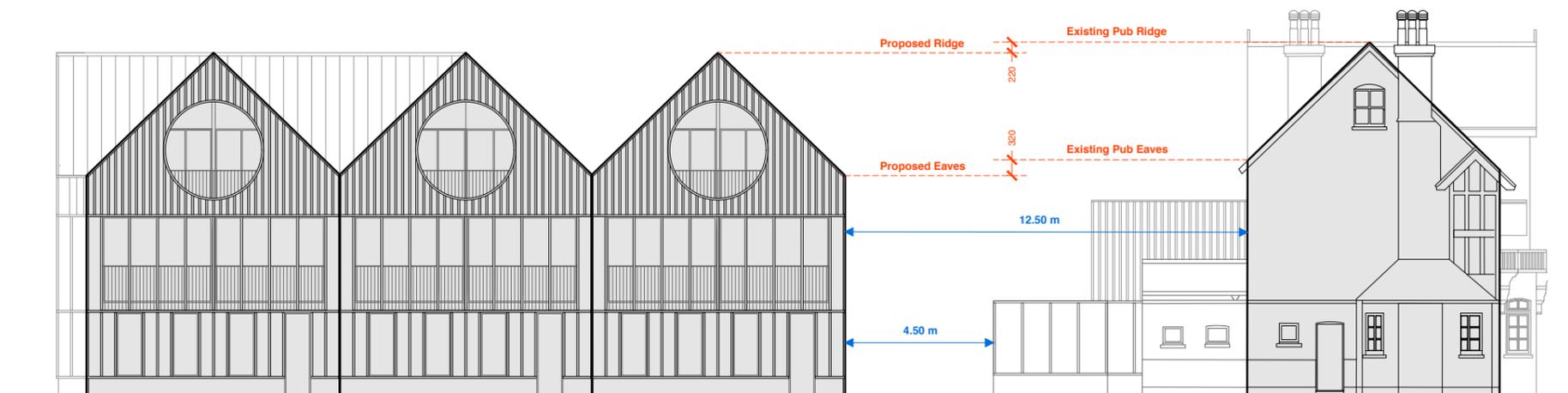
18 UNITS
1030 sqm

Pre-Planning Proposal 2
21.12.2018



9 UNITS
780 sqm

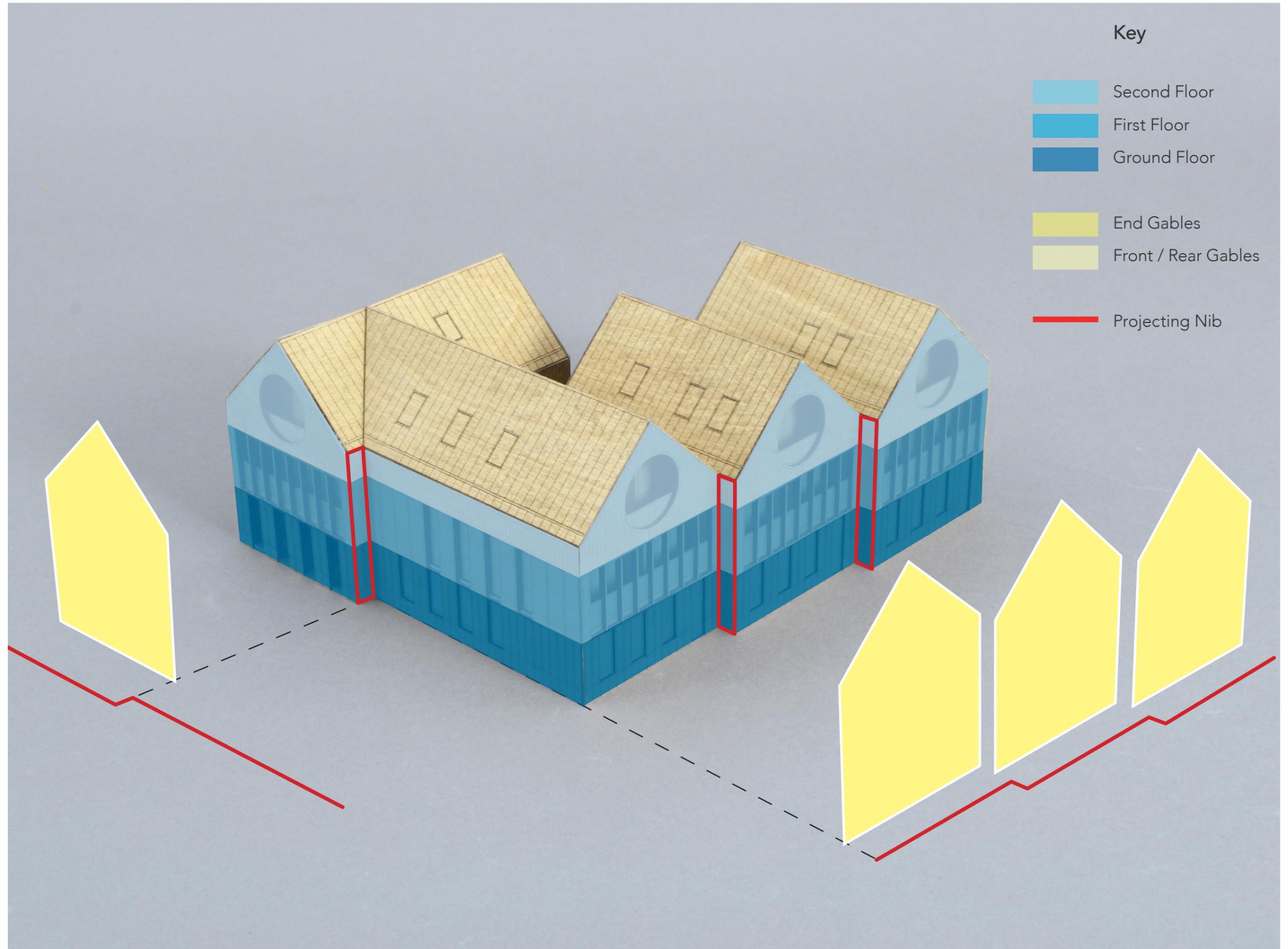
Current Proposal



Architectural Form

As previously highlighted, the existing public house has distinctive storeys or 'layering' as well as well defined gables and projecting walls.

We have been influenced by this architectural form and language and have applied it to our proposals so as to reference some of the distinctive elements of the design of the public house into the new-build residential.



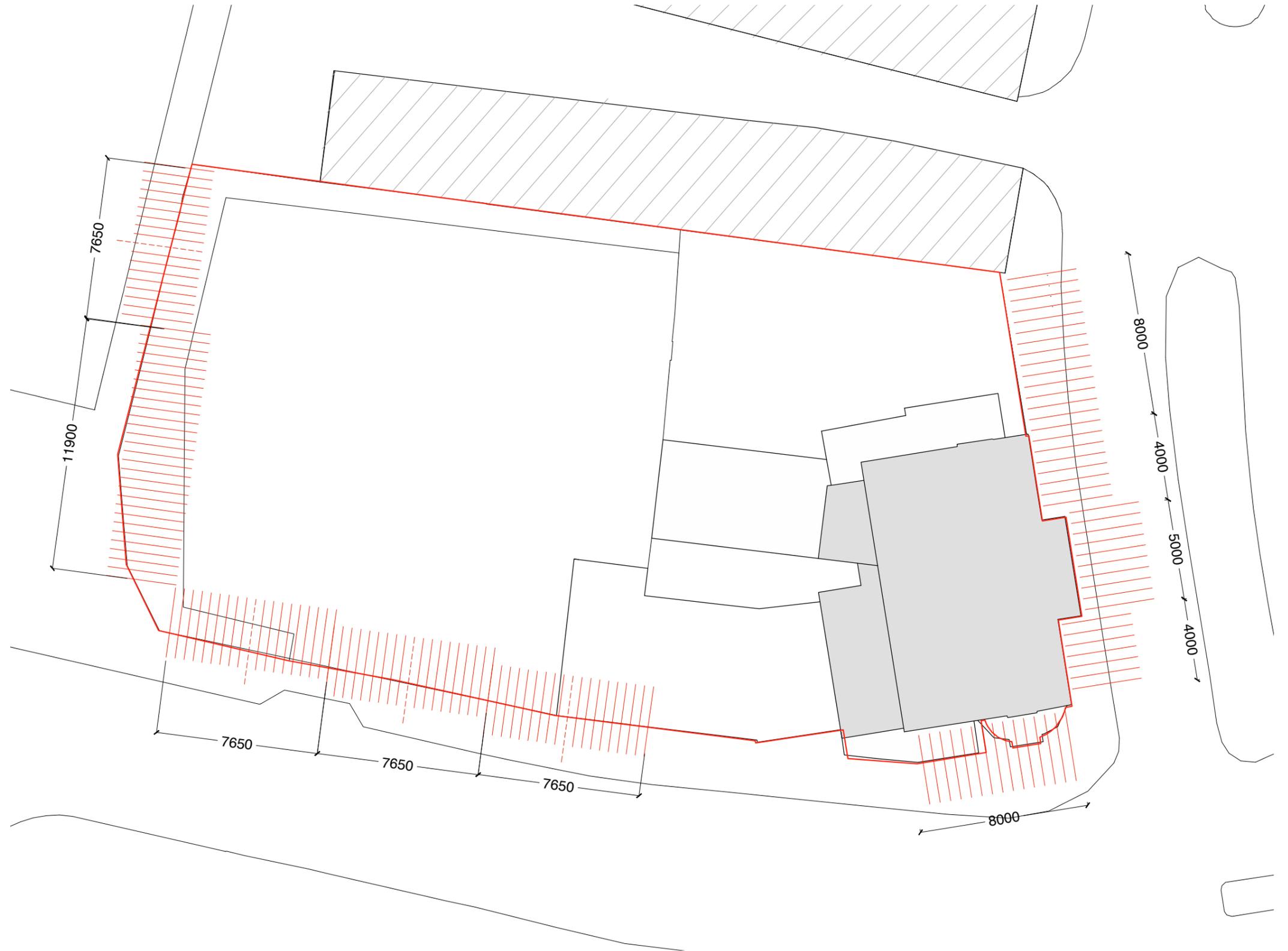
Proposed Facade Rhythm

Proposed Grid

It was important to establish a structural grid in the first instance. An important design decision for us was to use and interpret the tudor grid of The Goat for our residential proposal.

We feel that both plan and elevational grids should be derived from those of the pub so that there is a proportional coherence between both buildings on the site.

We decided that the structural grid should be composed of 425mm increments, to reflect the design logic of The Goat.



Pub Extension - Proposal

From the Hertford Road (High Street) frontage, we propose to infill the gap between The Goat and its neighbouring restaurant with a new pub extension. To respect the pub's local listing, we have incorporated a fully glazed setback where the extension abuts the pub. The set back is aligned through with the small side gable relief (photo below) which means that the pub facade can still be appreciated in its original condition.

This follows comments by the conservation officer during the pre-planning meeting and subsequent feedback. It also means that we are employing a light touch approach to the junction between the public house and the extension.

The photo below shows the extent of the set back to align with the small gabled relief to the side of the building.

Alignment of the glazed setback with the tudor gable relief



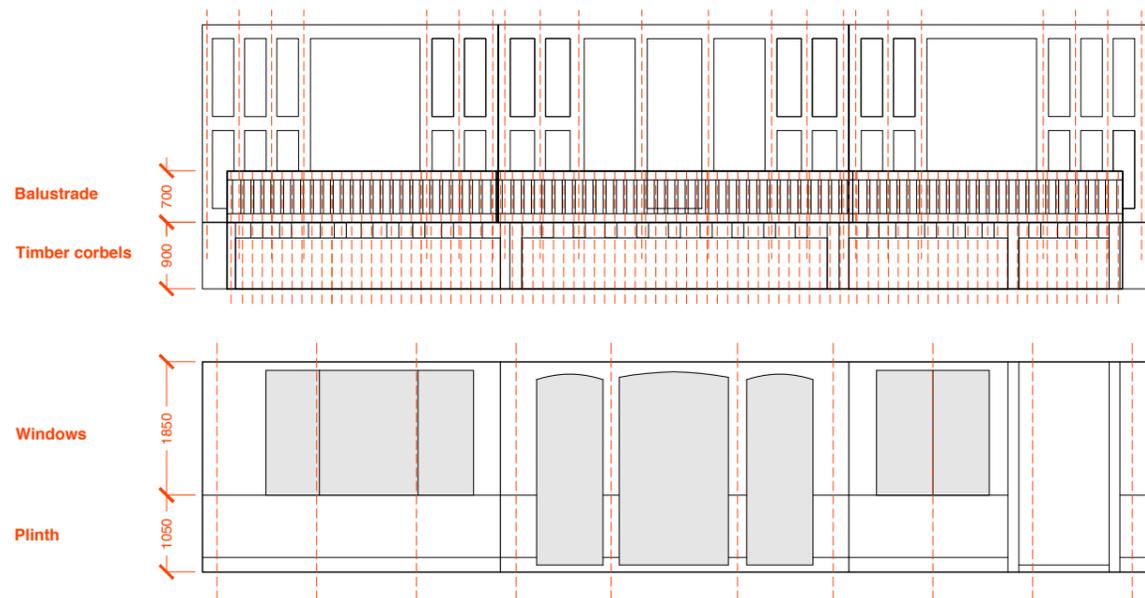
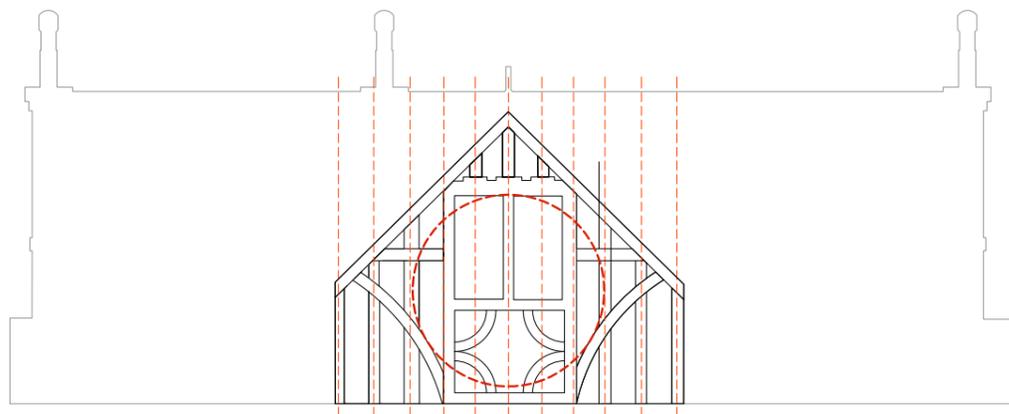
Existing photo - View of the small side gable



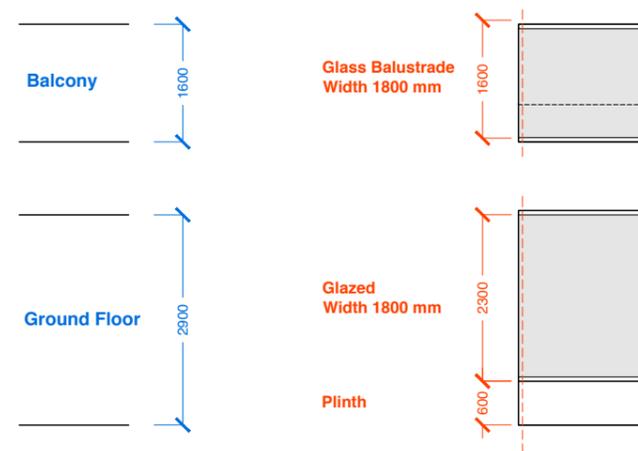
Proposed Image - Front Elevation showing the existing public house and our proposed extension

Pub Extension - Proposal & Overlaid Tudor Grid

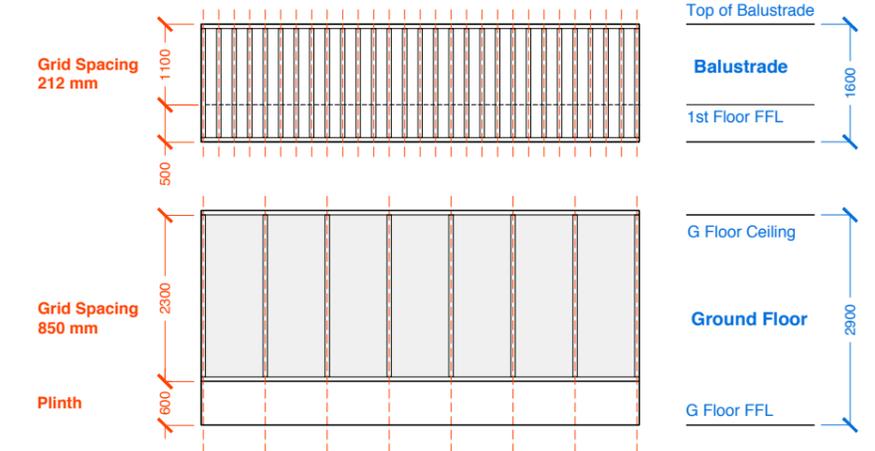
The height difference between the three storey pub and the single storey extension further reinforces its prominence. We have overlaid the Tudor grid on our proposed pub extension, horizontally continuing the rhythms of the pub's ground floor bays and its first floor balcony corbels and balustrade. This Tudor language unifies the original pub and the proposed extension and the High Street frontage reads cohesively.



Existing Public House Facade Composition



Setback



Proposed Pub Extension

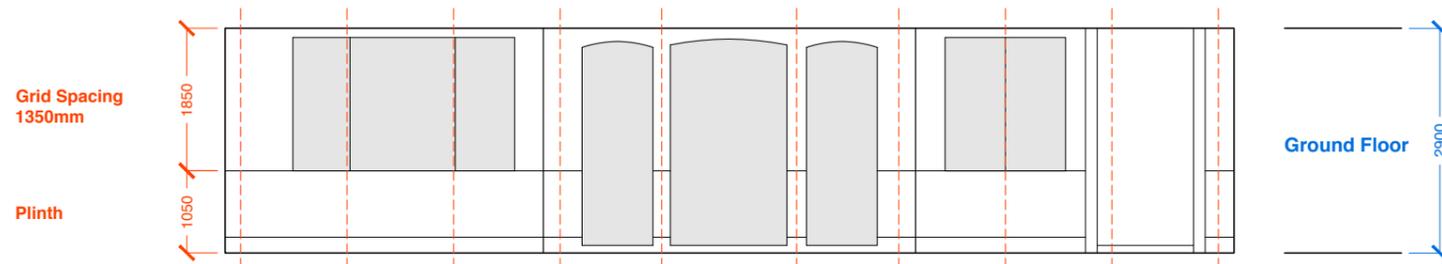
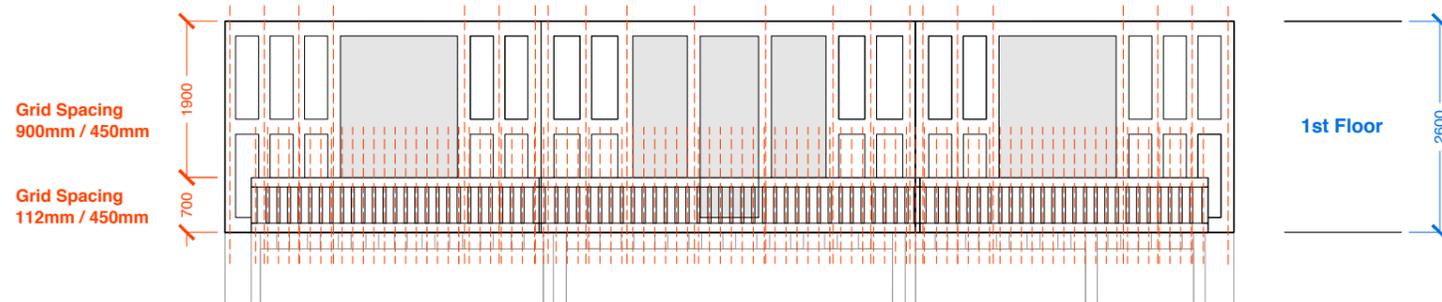
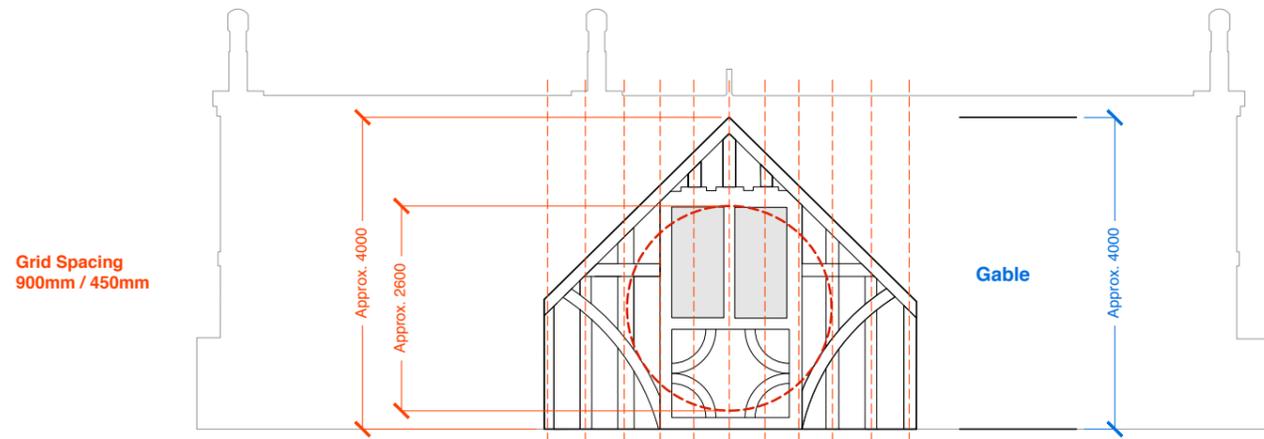


Visualisation - Queensway Elevation - Proposal

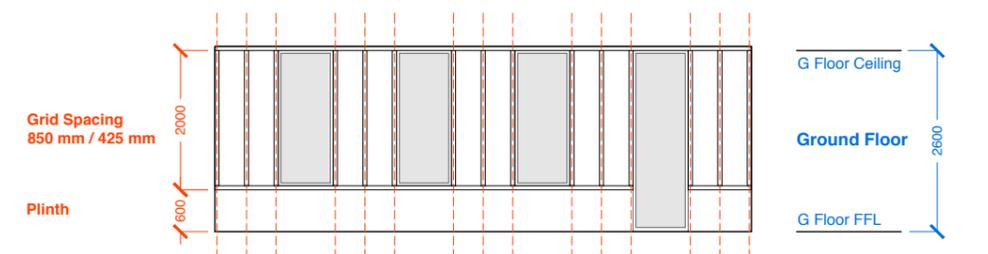
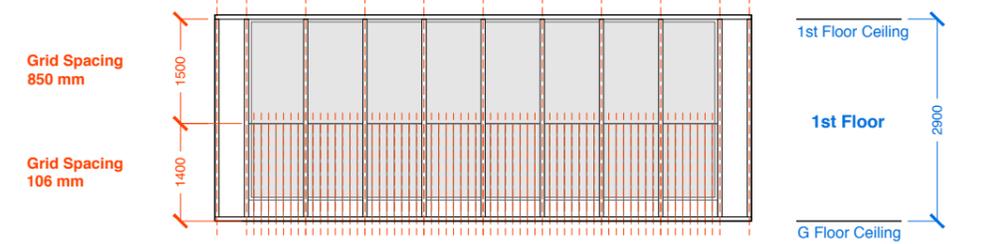
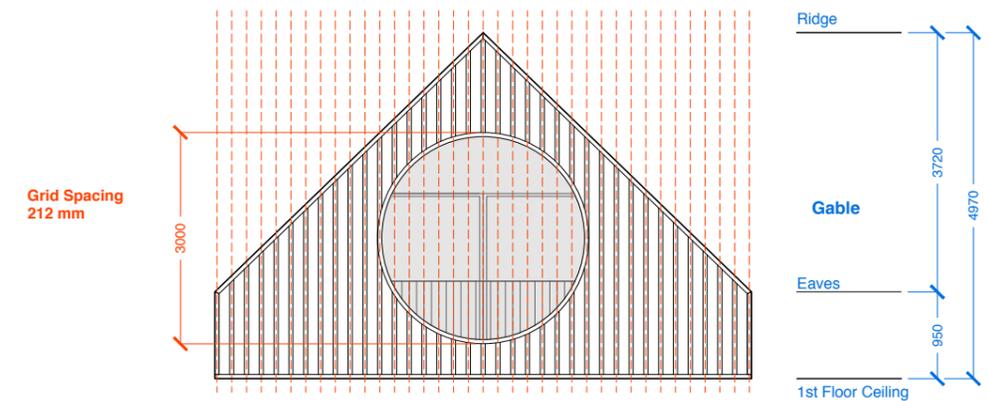
Residential Proposal: Overlaid Tudor Grid

Residential Proposal

The horizontal and vertical grids of The Goat have also been overlaid on our residential proposal. Just as the pub comprises a ground plane, an intermediary plane and an upper plane, we sought to break our proposal down horizontally in a similar fashion.



Existing Public House Facade Composition



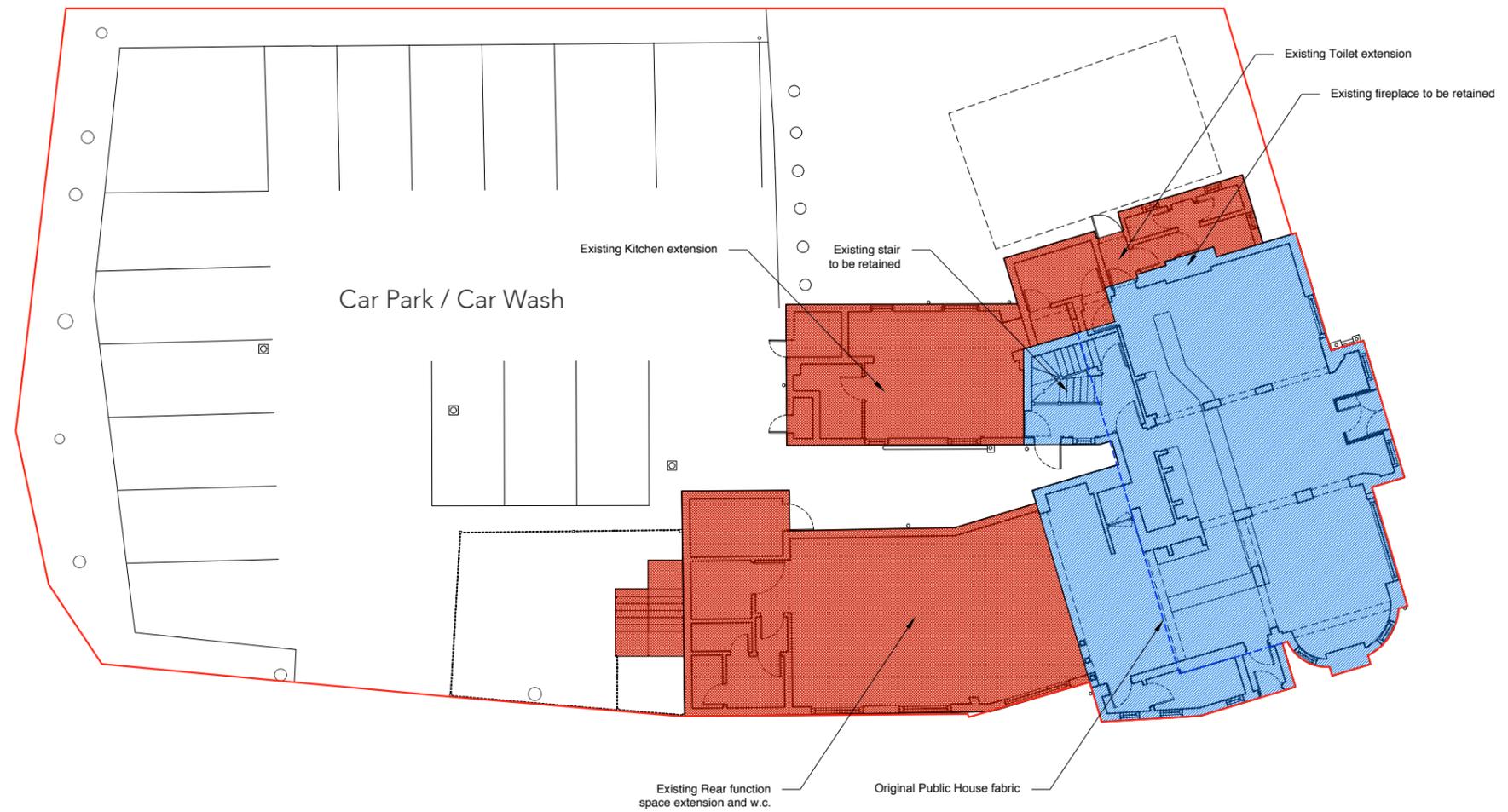
Proposed Residential Facade Composition

Demolition Plan - Ground Floor

Proposed Demolition

Total area to be removed:
Approx. 140 sqm (GEA)

A materials survey of the parts of the pub to be removed will be submitted as part of the Full Planning Application.



KEY

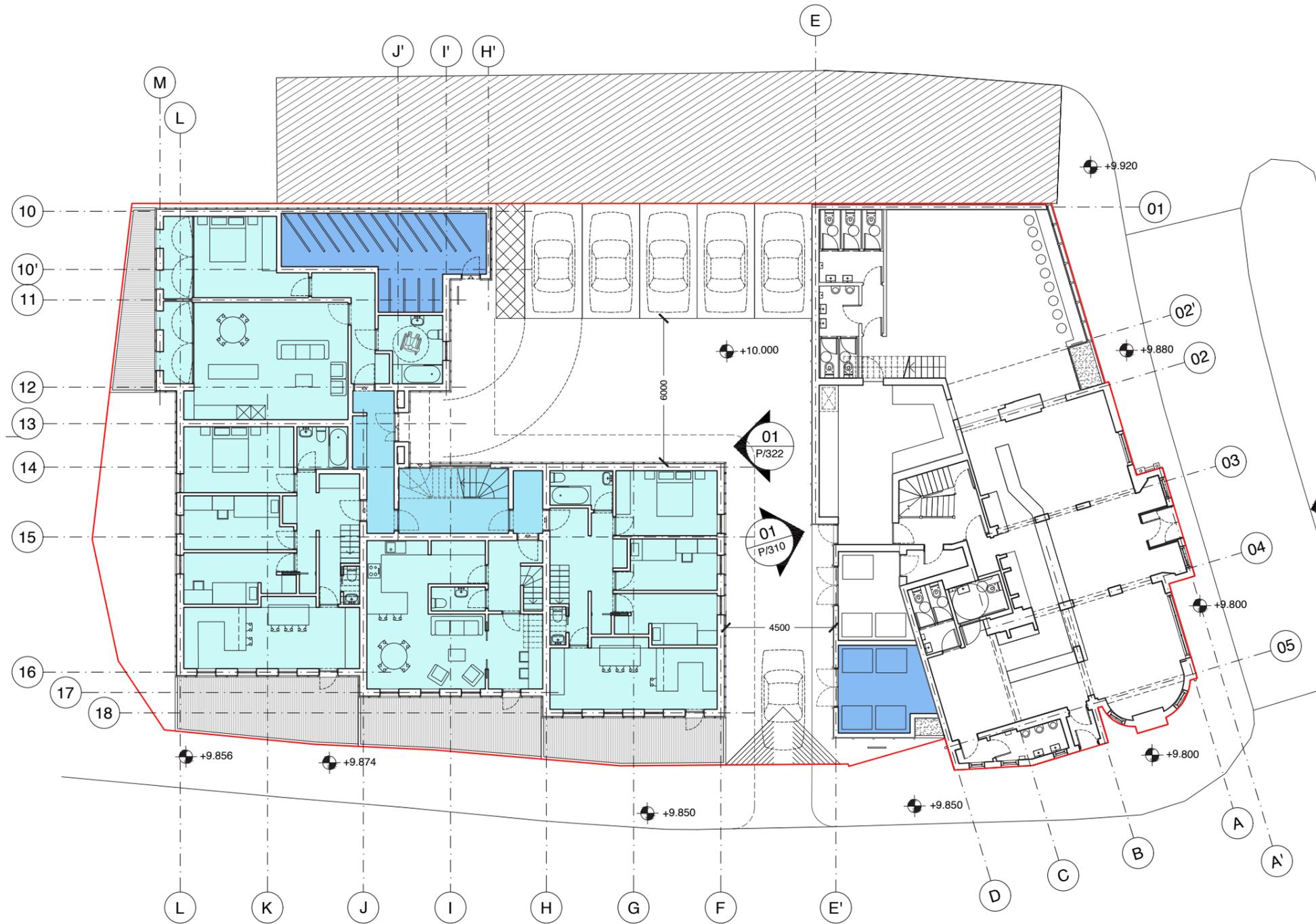
— Site boundary

Existing structures to be retained

Later additions to be demolished

Scale 1:200

Proposed Layout Plan - Ground Floor



Proposed Layout Plan - First Floor



Proposed Layout Plan - Second Floor



RESIDENTIAL ACCOMMODATION & AREA SCHEDULE										
Gross Internal Area (GIA) breakdown by Flat/Function										
<i>(Refer to VINE92 - P/252 for layout plans)</i>										
FLAT / FUNCTION	FLOOR	FLAT TYPE	EXISTING AREA (sqm)	PROPOSED AREA (sqm)				CHANGE (sqm)	AMENITY SPACE (sqm)	NOTES
				GF	1F	2F	TOTAL			
FLAT 1	Ground Floor	1b 2p (50)	0	62			62	62	21	Proposed
FLAT 2	1st & 2nd	1b 2p (58)	0		32	27	59	59	16	Proposed
FLAT 3	1st & 2nd	1b 2p (58)	0		38	28	66	66	16	Proposed
FLAT 4	Ground & 1st	3b 4p (85)	0	73	26		99	99	24	Proposed
FLAT 5	1st & 2nd	2b 4p (80)	0		37	59	96	96	13	Proposed
FLAT 6	Ground & 1st	1b 2p (58)	0	46	19		65	65	21	Proposed
FLAT 7	1st & 2nd	1b 2p (58)	0		17	45	62	62	13	Proposed
FLAT 8	Ground & 1st	3b 4p (85)	0	69	23		92	92	19	Proposed
FLAT 9	1st & 2nd	2b 4p (80)	0		36	51	87	87	13	Proposed
Proposed Circulation Area	1st & 2nd		0	25	27		52	52	0	Proposed
Proposed Residential Cycle Store	Ground Floor		0	25			25	25	0	Proposed
Proposed Residential Bin Store	Ground Floor		0	15			15	15	0	Proposed
TOTAL	All Floors		0	275	255	210	780	780	156	

PUB ACCOMMODATION & AREA SCHEDULE					
Gross Internal Area (GIA) breakdown by Function					
<i>(Refer to VINE92 - P/251 for layout plans)</i>					
FUNCTION	FLOOR	EXISTING AREA (sqm)	PROPOSED AREA (sqm)	CHANGE (sqm)	NOTES
Existing Function Space and WC	Ground Floor	68	0	-68	Demolished
Existing Kitchen Extension and Storage	Ground Floor	37	0	-37	Demolished
Existing Toilet Extension	Ground Floor	20	0	-20	Demolished
Existing Basement	Basement	70	70	0	Retained
Existing Pub Area & Toilets GF	Ground Floor	130	130	0	Retained
Existing 1st Floor Pub Accommodation	First Floor	94	94	0	Retained
Existing 2nd Floor Pub Accommodation	Second Floor	58	58	0	Retained
Proposed Pub Function Room	Ground Floor	0	68	65	Proposed Extension
Proposed Pub Kitchen	Ground Floor	0	28	28	Proposed Extension
Proposed Pub Toilets	Ground Floor	0	17	20	Proposed Extension
Proposed Bar and Storage 1st Floor	First Floor	0	30	30	Proposed Extension
Proposed Pub Bin Store	Ground Floor	0	10	10	Proposed Extension
TOTAL	All Floors	477	505	28	

How the scheme addresses the street and key corner (as seen in this visualisation looking east down Queensway towards the High Street) have been important considerations. The continuation of rhythm from one facade to the next helps unify the architectural language of the development.



Visualisation - Queensway looking towards Hertford Road

Parking (Car & Cycle)

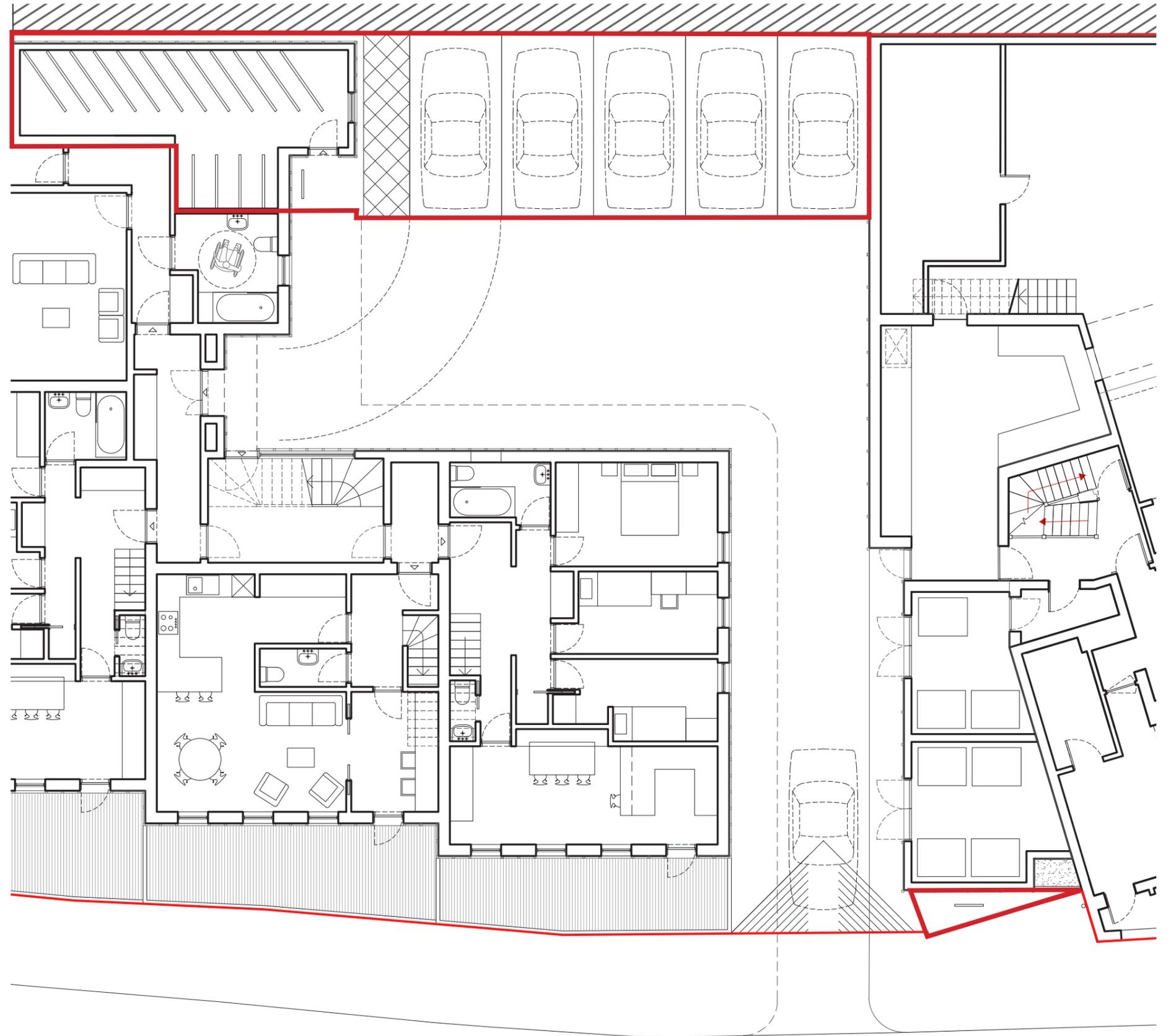
Car Parking

We are providing five car parking spaces for the proposed development. One of the spaces is a Part M compliant accessible car parking space and is located very close to the M4(3) flat. The remaining four are proposed to be used privately for the flats either for individual use or as shared car club spaces.

Cycle Parking

For cycle parking we are proposing 16 cycle parking spaces for the residential development. We are promoting sustainable transport and cycling as part of the scheme.

We are also providing 2 cycle parking spaces for the public house. Currently there is no cycle parking for the pub.



As per Enfield's guidance on refuse collection we have made sure that refuse vehicles can stop within 10m of both the residential bin store and the bin store for the Goat.

Residential Bin Storage:

- Refuse:
2 x 1100 litre bins
- Recycling:
2 x 360 litre bins

The bin store can accommodate a larger bin provision than the minimum requirement

The Goat Bin Storage:

- Refuse:
2 x 1100 litre bin
- Recycling:
1 x 1280 litre bin



bulk bins 360 / 660 / 940 / 1100 / 1280 litre bins)

660 / 940 / 1100 / 1280, 4 wheeled containers to be presented within ten meters of the boundary.

The walking distance from where the bin is sited on a property and the nearest practicable position that the refuse collection vehicle can stop must not exceed 10 metres.

Bin sizes and measurements are given below for ease of reference.

Bin Size	Sufficient for Approx:	All sizes quoted in millimetres
1100 litre (Metal)	5 Flats	Depth: 990 Width: 1260 Height: 1370
1280 litre (metal) for recycling only		Depth: 1000 Width: 1280 Height: 1440

Communal Refuse and Recycling Container Provision

Number of Properties	Number of Containers required for Refuse:	Number of Containers required for Recycling:
0 - 6 units	1 x 1100 litre bin	1 x 360 litre bin
7 - 12 units	2 x 1100 litre bin	2 x 360 litre bin
13 - 18 units	3 x 1100 litre bin	1 x 1280 litre bin
20 + units	4 x 1100 litre bins per 20 properties	1 x 1280 litre bin per 20 properties

SECTION 9
MASSING, FORM & STREET VIEWS

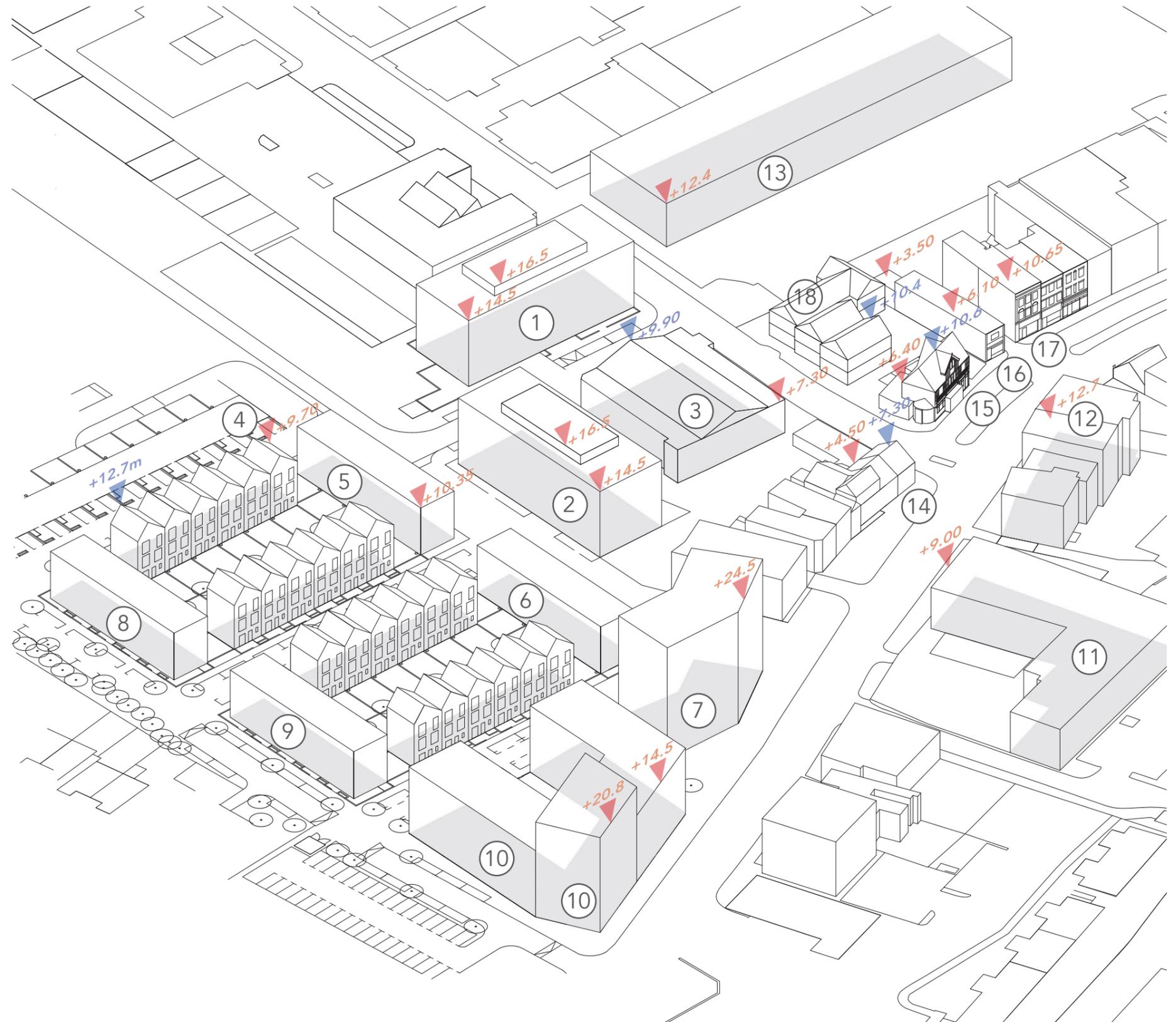
Comparison Study of Proposed Vs. Surrounding Precedents

This diagram looks at the range of developments surrounding our proposal. It compares the building heights and footprints in a list ordered from greatest to smallest. As the matrix reveals, our proposal - stepping from four storeys to three - sits respectfully amongst its neighbouring developments.

Our proposed design sits below the ridge of The Goat Pub, giving it prominence and respecting its locally listed status.

* Development 13 has been extruded from the provisional plot outlined in the SPD for a mixed-use development. We have speculated this development to be four storeys in keeping with its neighbour, The Electric Quarter.

	HEIGHT		FOOTPRINT
⑦	24.5m	⑬	1714m ² *
⑩	20.8m	⑩	1143m ²
①	14.5m	⑪	1072m ²
②	14.5m	⑫	1027m ²
⑩	14.5m	①	835m ²
④	12.7m	②	835m ²
⑫	12.7m	③	753m ²
⑬	12.4m *	⑦	396m ²
⑰	10.65m	⑱	355m ²
⑮	10.6m	④	282m ²
⑤	10.4m	⑤	270m ²
⑥	10.4m	⑥	270m ²
⑧	10.4m	⑧	270m ²
⑨	10.4m	⑨	270m ²
⑱	10.4m	⑰	188m ²
③	9.86m	⑯	178m ²
⑪	9.00m	⑮	150m ²
⑭	7.30m	⑭	93m ²
⑯	6.10m		

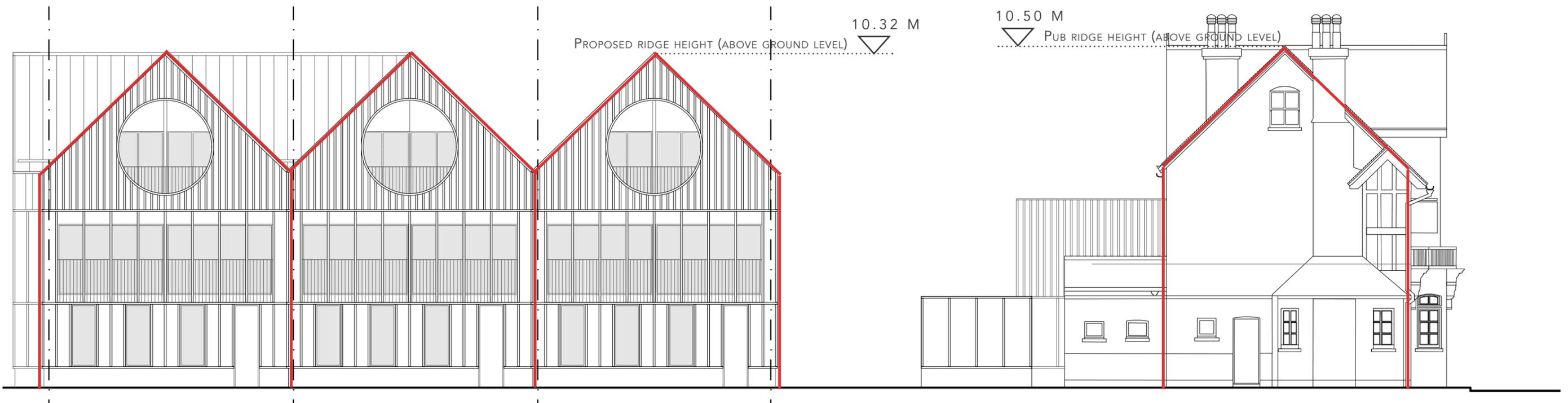


Proposed Elevation (Queensway) - Ridge Heights

Roofline - The gable form, pitch and proportions of the street facing frontages have derived from of the locally listed public house so as to act as a 'continuation' of the gable down Queensway.

Building Heights - Both the ridge and the eaves heights of the proposed residential development are lower than that of the existing public house on site so as to be respectful of it.

Loft Accomodation - The public house is described in the pre-planning feedback as being 2 storeys and a loft. It is also noted that the same 2 storeys and a loft could be permissible for a proposed development. We are therefore proposing this to match the accommodation arrangement of The Goat's loft accommodation.



The massing of the scheme is influenced by some selected key drivers as highlighted in this DAS. Principally what we feel is important is for our proposals to derive from an in-depth understanding of the locally listed building using it as a reference point in form, massing and rhythm.



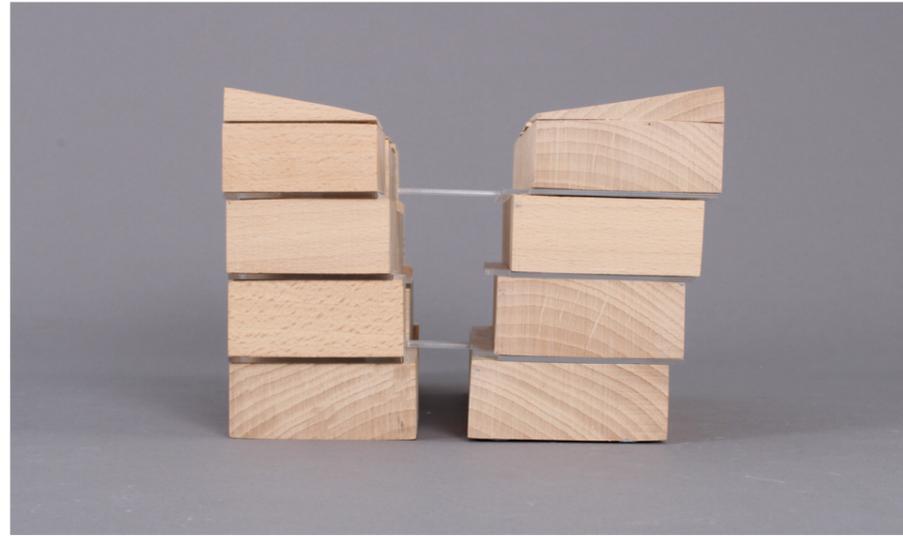
Proposed model photo - Aerial view from South-East

Massing / Footprint - Pre-planning Comparisons

This page illustrates the evolution of all three designs and highlights the reduced massing and scale of the current final full-planning proposal compared to previous pre-planning designs. What is also apparent is how the current proposal is also much more influenced by the traditional form and dual-pitched roof of the public house and it's ambition to sit comfortably within it's context

First Pre-Planning Design

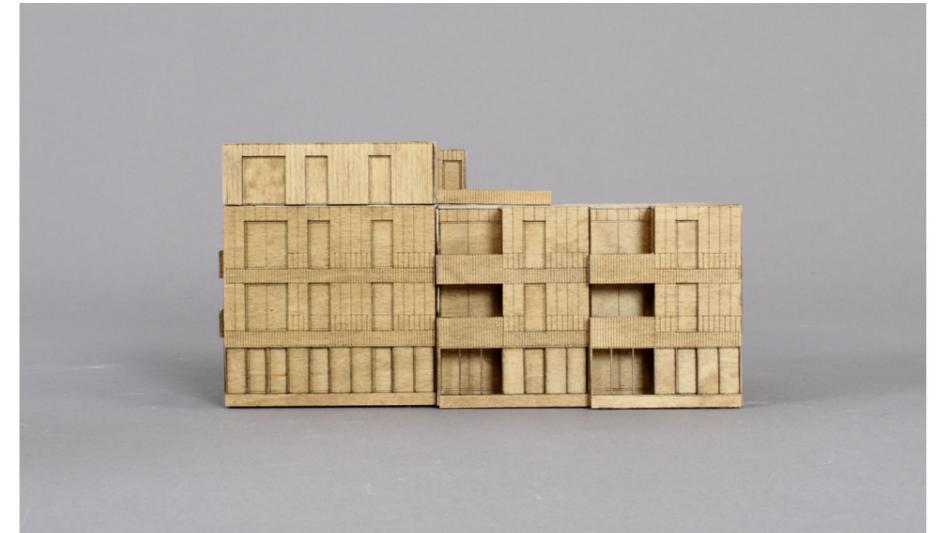
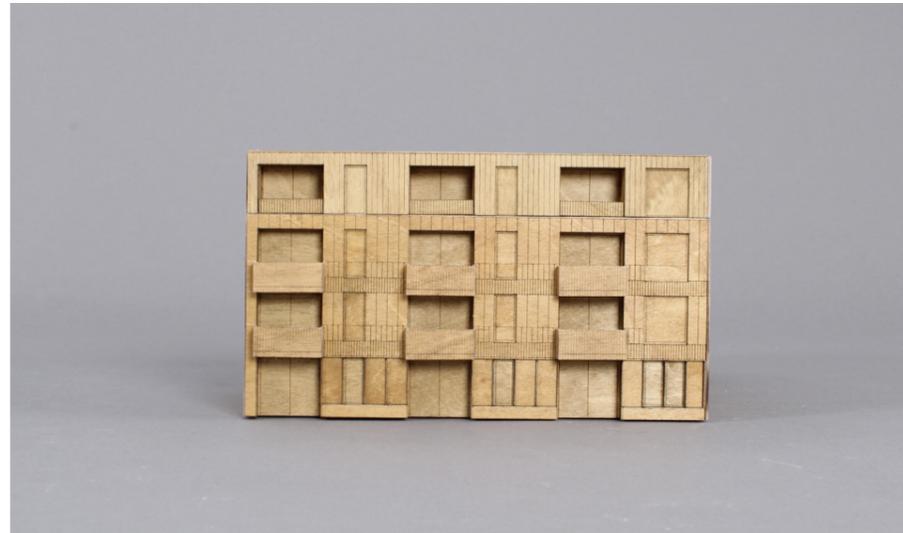
Tesco Car Park Elevation



Queensway Elevation



Second Pre-Planning Design



Full-Planning Design



VIEW 01

This view of the model is intended to show the height variety of surrounding buildings with 3 storey buildings lining the west of Hertford Road, some new build 4 storey flats lining the east of Hertford Road and recent new build flats at the Electric Quarter development adjacent to the site.



VIEW 02

A key view is on the junction of Hertford Road (High Street) and Queensway. This eye-level view illustrates the sequence of gables starting with the gable to the public house and also demonstrates how the proposal sits comfortably in its context of 2-4 storey buildings.



VIEW 03

This eye-level view of the model illustrates the sensitive infill of the proposed public house extension along Hertford Road. It also shows the relationship between the public house and the new build residential. The new build residential, being lower and borrowing the same roof pitch from the public house sits low and is less visible or apparent naturally complementing its location.



SECTION 10 CONCLUSION

Summary

Our proposal has evolved through the design and planning process. We feel that the current design is a summation of responsive and contextualised design. Below is a short summary of the key points extracted from this Design & Access Statement. There are other important factors to consider as detailed in this report. Below are highlighted points that cannot be gleaned from the drawings, associated documentation or main body of this report.

• Concepts

- Overlaying the order and rhythm of the tudor grid
- Strengthening the Queensway frontage to provide a positive townscape presence.
- Referencing the form of the locally listed public house

• Design & Appearance

- Our new build residential proposal is significantly smaller (unit numbers, massing / volume, footprint and height) than previous pre-planning designs
- The public house is described in the pre-planning feedback as 'two storeys with attic accommodation'. The feedback advises that a proposal of a 'two and a half storey built form' could be supported. We have provided this with attic accommodation.
- The proposed new build residential is lower both in ridge and eaves height than the locally listed public house. Its height can no longer be described as 'at odds' or to 'visually dominate' the locally listed building which is how our previous 3 to 4 storey proposal was described. We have aligned with the pre-planning feedback so that the proposed ridge height is lower than the ridge height of the pub and also the eaves or 'shoulder' height of the proposal is lower than that of the pub.

• Housing Mix

- We are providing a good range of accommodation in accordance with planning targets and policy.

• Outlook & Privacy

- The proposed design is based around maximising outlook and privacy. The introduction of duplexes has led to each unit having considerably more external wall (and therefore opportunities for windows / doors) which in turn has a significant improvement of privacy with every street fronting unit having two levels of outside space. This significantly improves the privacy gained as first floor outside amenity space is naturally more private than ground level outside space.
- The Queensway facade is set further back from the pavement than in previous proposals.

• Private Amenity Space

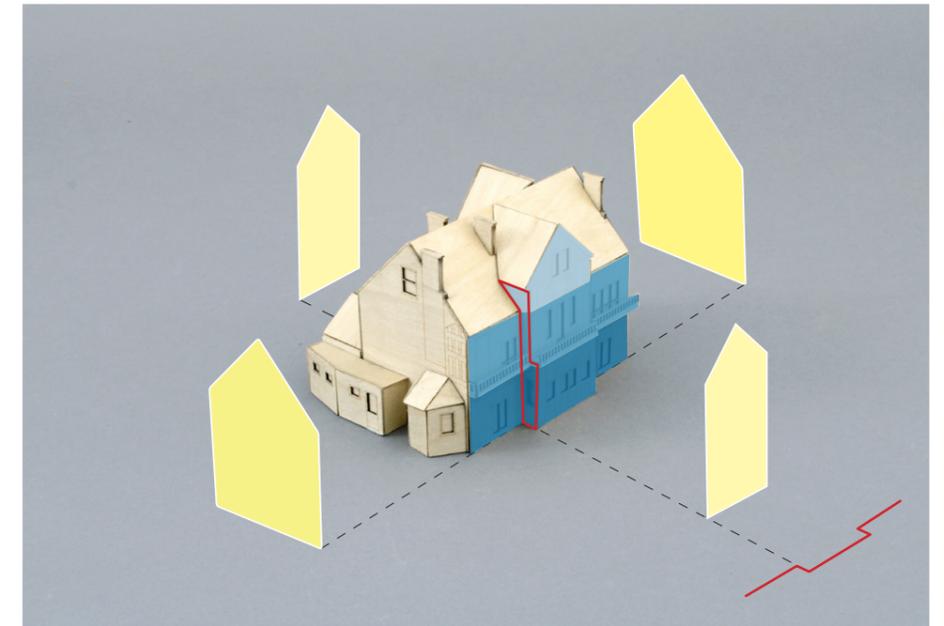
- All street fronting units have been designed so as they all have private amenity space split over two levels.
- The size of the private amenity spaces range from 13-24 sqm. The total provision of outdoor amenity space is significantly more than the required minimum.

• Highways

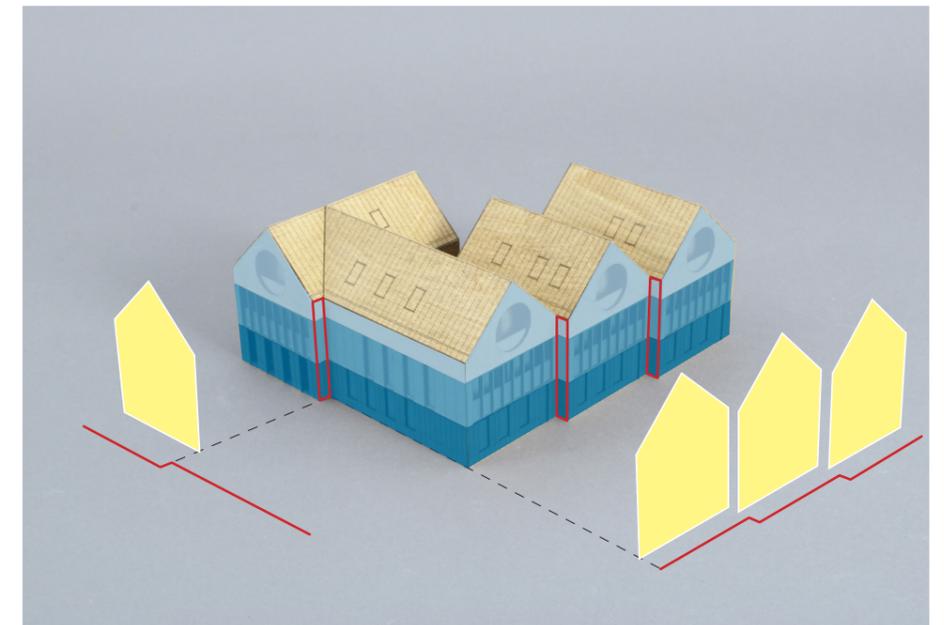
- We have provided 16 x secure cycle parking spaces and 2 x visitor cycle parking spaces, which is compliant with guidance, as well as 2 x cycle parking spaces for The Goat.
- We have provided 5 private off-street car parking spaces (1 x blue badge, 4 x standard / car club). This amounts to double the provision as proposed in our second pre-planning scheme given that that scheme was for 18 units and our revised proposed submitted scheme is for 9 units.

• Biodiversity and Landscaping

- The existing 'soft-landscaping' (grassy areas) is 83sqm on site. Our proposed soft-landscaped area (front gardens and verge) is 101sqm. This equates to an increase of 18sqm.



Existing Public House - Key Features



Proposed Residential - Key Features

CONCEPTUAL DIAGRAMS

This comparison shows we have been influenced by the existing form of the public house to inform our proposals for the new-build residential. The scheme references the gable and the facade treatment / rhythm.

We have used The Goat as a precedent to inform our design for both the pub extension and the residential proposal. The architectural language of our proposals is inspired by the Tudor proportions of The Goat, which we distilled and integrated in our design in order to provide visual coherence.

Noting that the pub is a heritage asset, we have respected its original fabric and have identified that its existing extensions possess little architectural merit and detract from its character. They were built in an ad-hoc manner as and when the necessity arose for programmatic expansion so their configuration is programmatically inefficient and their architectural language is incoherent. We propose to reconfigure and integrate the public house operational requirements more cohesively (kitchen, function-room, toilets and a new bar) with the main body of the building, allowing the pub to run more efficiently.

With regards to massing, our proposal assigns prominence to The Goat, factoring appropriate breathing space for its original character to be appreciated. The proposed extension does not exceed one storey except for a modest volume to the rear of the first floor terrace which has been designated as a bar and storage space. This volume is set back from the High Street frontage and doubles-up as a screen to mitigate any noise from the terrace.

We believe that the proposal is proportionate and subordinate to the locally listed Public House in scale, height and massing.

We feel, when relating to the London Plan policy and the Enfield Local Plans, that we have addressed the combined aspiration of each by providing high quality, contextual architectural design.

Document Details

Revision	Date	Description	Edited by	Checked by
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