

GPAD

A PROJECT BY
ACRE

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Community Consultation

23rd September 2025

THREE

WOODLAND HOUSES

CHURCH HILL

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INTRODUCTION

Introduction & Team



A PROJECT BY
ACRE
CLIENT

GPAD
ARCHITECT



COMMUNITY ENGAGEMENT



PLANNING CONSULTANT

m a t c h

LANDSCAPE ARCHITECT



HERITAGE & TOWNSCAPE



ARBORICULTURALIST /
TREE SPECIALIST

NOVEMBER
2020 PLANNING APPLICATION (REFUSED)

DECEMBER
2024 3x PRE-APP DISCUSSIONS

SEPTEMBER
2025 NEW CLIENT
NEW TEAM
NEW PROPOSAL

Site History



PREVIOUS APPLICATION & APPEAL SCHEME

Previous Application (Ref: 20/03755/FUL) and Appeal (Ref: APP/Q5300/W/21/3274722)



PREVIOUS PRE-APPLICATION ENGAGEMENT SCHEME

Sections along Church Hill Looking South
Note: Trees shown with low opacity for drawing clarity

PLANNING HISTORY

Pre-App March 2020

Full Planning App. November 2020.

Three 4B Detached Houses.

Appealed, but dismissed.

Issues: Effect on Character of Conservation Area, impact on trees & Setting of St. Pauls & Biodiversity

Officers acknowledge size of plot adequate for 3 detached houses

PREVIOUS PRE-APP ENGAGEMENT

Previous applicant engaged in three rounds of pre application discussions (latest Dec 2024)

Positive discussions took place with the council, with more detail requested as part of a full application.

Our Vision



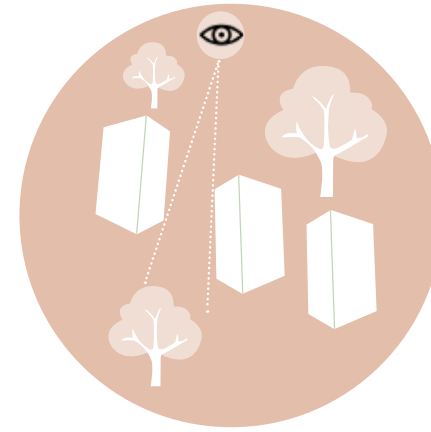
Builds on previous
planning history



Landscape led &
Sustainable Design



High quality Family
Housing



Contextually Sensitive

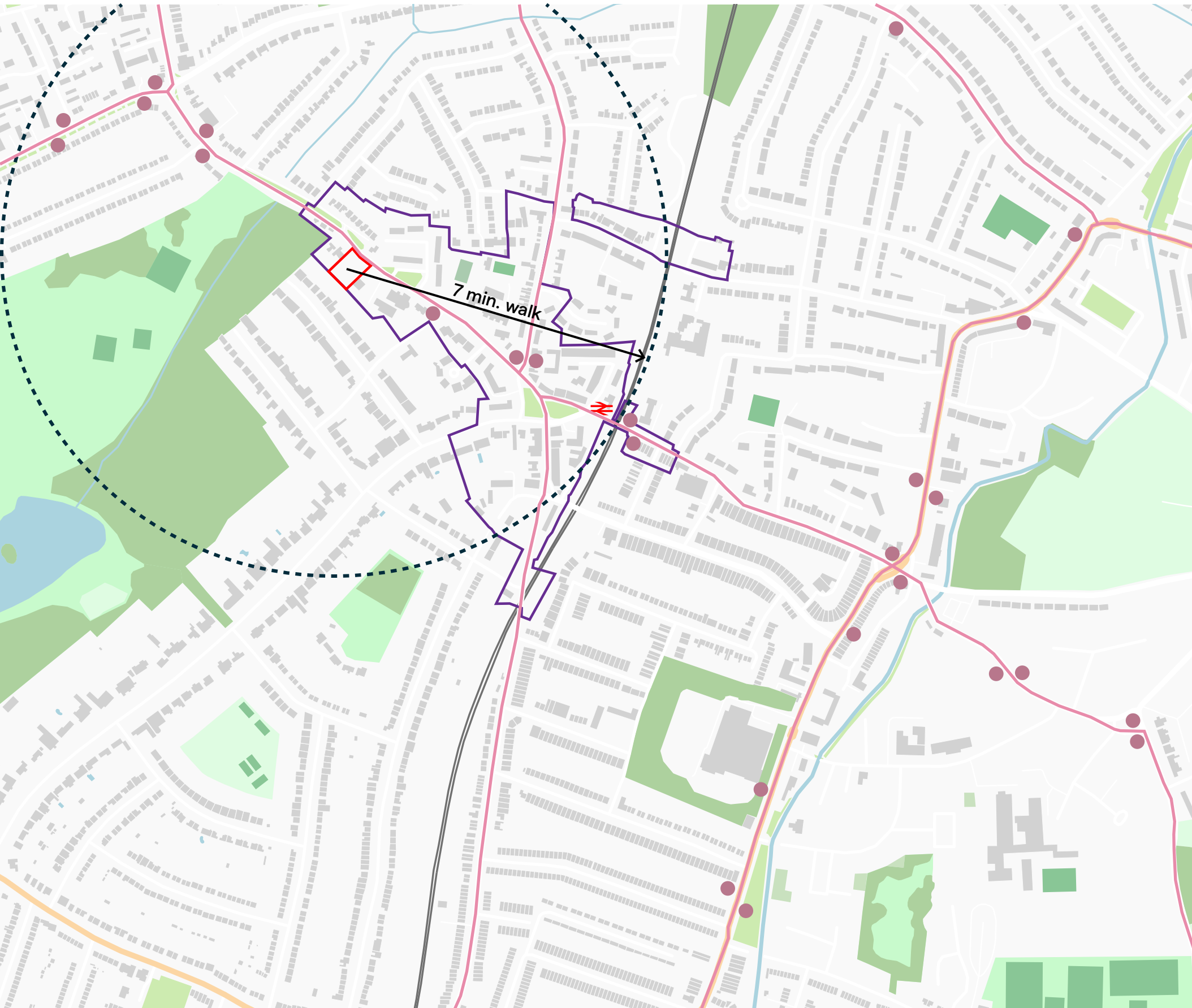


Preserves & Enhances
Character

UNDERSTANDING

WINCHMORE HILL

Local Context



KEY METRICS

Address: 50-54 Church Hill, London, N21 1JA. LB Enfield.

+

The site is situated close to Winchmore Hill train station, Enfield

+

Excellent connectivity - PTAL rating of 2

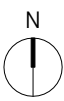
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Within Winchmore Hill Green and Vicars Moor Lane Conservation Area

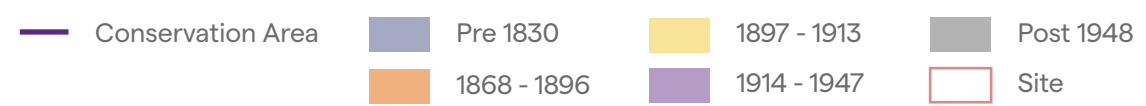
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Close to local amenities

- Application Site
- Conservation Area
- Walking Radius
- Local Bus Stop
- Local Bus Route
- Train tracks



Historic Development



KEY METRICS

Originally a small medieval settlement, first recorded in 1319.

+

Grew slowly through 17th–18th centuries; with spa fame in late 1700s.

+

By 1801, a dispersed pattern of houses and key structures, including the Quaker Meeting House and St. Paul's Church, had emerged.

+

Villages current layout formed in early 1900s with significant transformation due to the station opening in 1871.

+

Suburbanised by 1935, but historic character remains well preserved.



Listed Buildings



— Conservation Area
 ■ Listed Building
 Site

KEY METRICS

Rich collection of Listed buildings dating from 18th to 20th century including classical, gothic and vernacular architecture.



1 Church of St Paul, Church Hill (Grade II)



2 Friends Meeting House, Church Hill (Grade II)



3 Salisbury Arms (Locally Listed)



4 1 Woodside Cottages, Church Hill (Grade II)



5 Woodside Houses, The Green (Grade II)



6 70-76 Vicars Moor Lane (Grade II)



7 Devon House, Church Hill (Grade II)



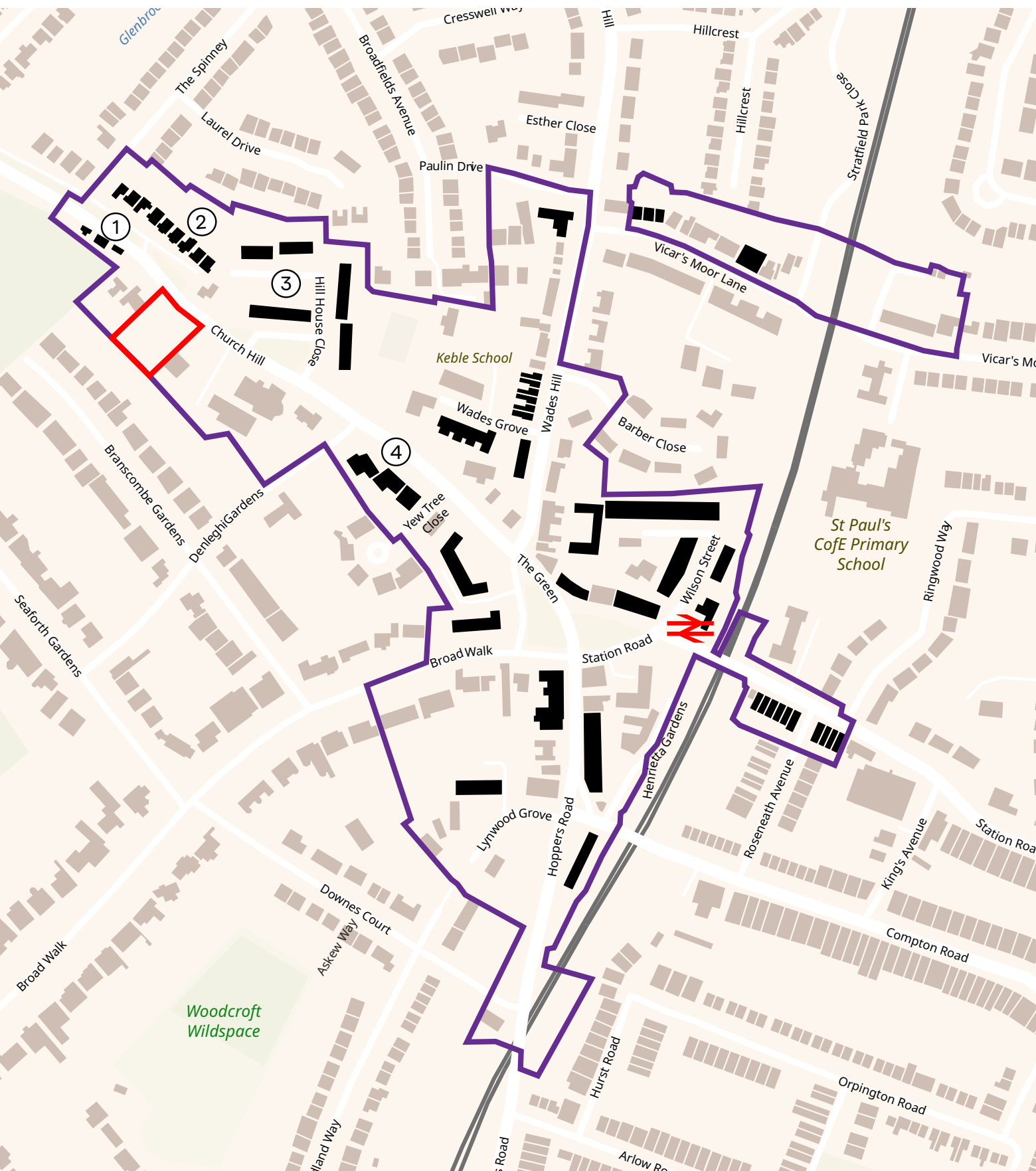
8 The Old School House, Church Hill (Grade II)



9 212 Hoppers Road (Grade II)



Families of Houses



Families of dwellings is a characteristic of the conservation area, groups of houses built at different times but sharing a common thread.



1. Listed cottages & Old School House



2. Church Hill



3. Hill House Close



4. Yew Tree Close



UNDERSTANDING

THE SITE

Site Location



View inside the site

Site Characteristics



View East up Church Hill



View from inside the site, looking South



56 Church Hill



48 Church Hill



46 Church Hill



St. Pauls Church No. 58 No. 56 The Site (No. 50-54) No. 48 No. 46

Photo-montage Elevation along Church Hill facing Southwest



No. 43 No. 45 No. 47 No. 49 No. 51 No. 53 No. 55 No. 57

KEY METRICS

The site can be characterised as a woodland clearing surrounded by a perimeter of trees

+

40m Sloping Frontage onto Church Hill - currently hoarded to prevent access

+

Neighbourhood by 2.5 storey detached houses



Journey Along Church Hill



View East from verge looking across Church Hill's southern edge



View of Grade 2 Listed Woodside Cottages with trees beyond



View of Site beyond numbers 46 & 48 Church Hill



View of site frontage from East with trees beyond timber fence



View of the site through St Paul's church

KEY CHARACTERISTICS

Site's treed appearance forms part of a positive setting for St Paul's Church

+

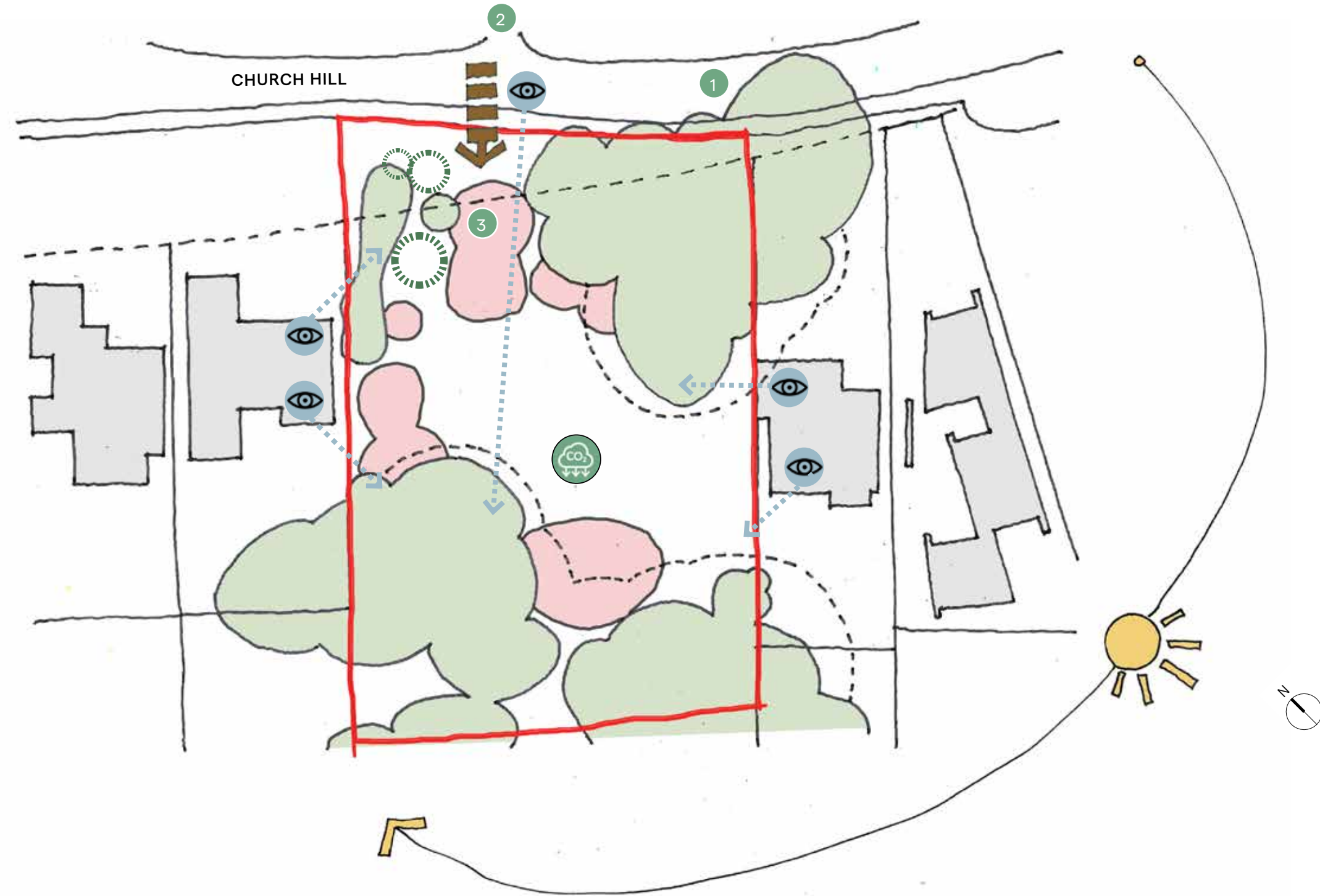
Character typically of small dwelling in clusters or couples with treed backdrop and edges

+

Site's boundary treatment is currently a timber fence with trees beyond



Opportunities & Constraints



KEY CONSTRAINTS

- Overlooking from neighbouring properties
- Reduced Sunlight to south facing elevations
- Large RPA's of existing trees
- Prevailing Height of Context

KEY OPPORTUNITIES

- + Opportunity for Increased Planting
- + Views through site entrance to rear woodland
- + Retention of existing trees
- + Recreate woodland edge character
- + Create High-Quality, low carbon homes
- + Introduce ecologically rich woodland understory



DESIGN VISION

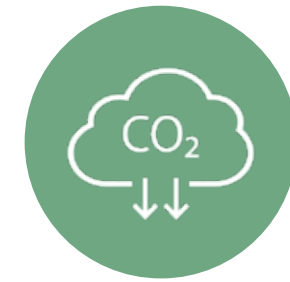
Vision



LIVING IN THE LANDSCAPE



DESIGN-LED & CONTEXTUALLY SENSITIVE



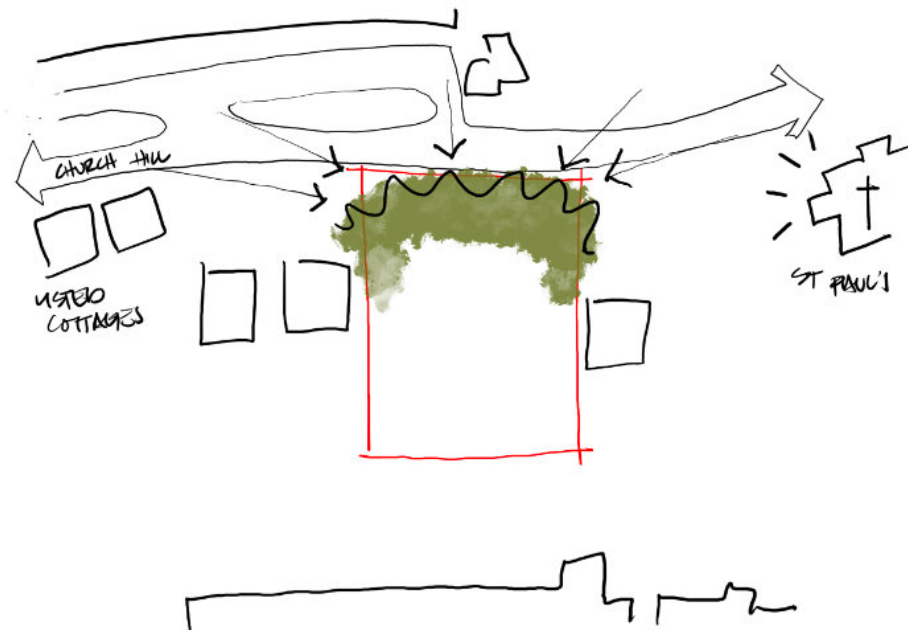
TOWARDS NET-ZERO



HIGH QUALITY FAMILY HOUSING



Landscape Led Approach



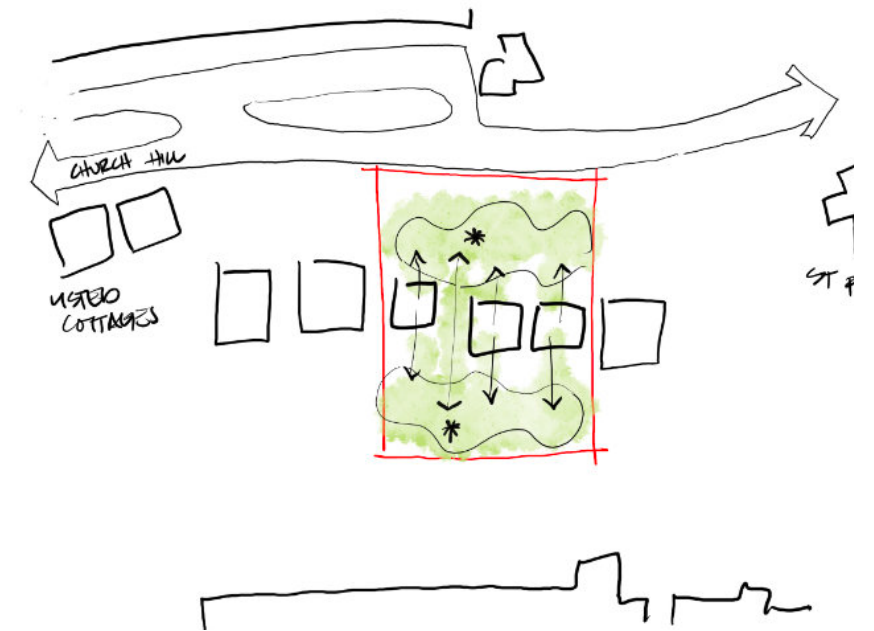
01. Woodland Street Presence

- Remove Fence
 - Reinforce woodland character with introduction of meadow fringe, understory & continuous canopy
 - Views to rear woodland from Church Hill
- key



02. The Clearing

- New Homes nestled in woodland clearing
- Glimpsed from the outside through trees
- Woodland sanctuary for resident families



03. Homes connected to the landscape

- Shared Communal Woodland Landscape
- Families will play, relax and socialise within an ecologically rich woodland floor.
- Woodland sanctuary for resident families

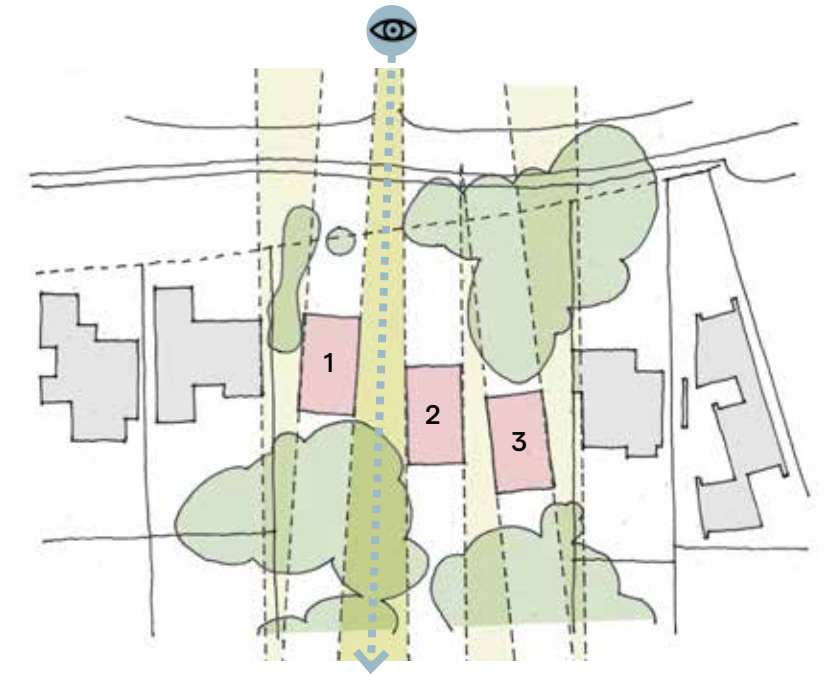
Architectural Approach



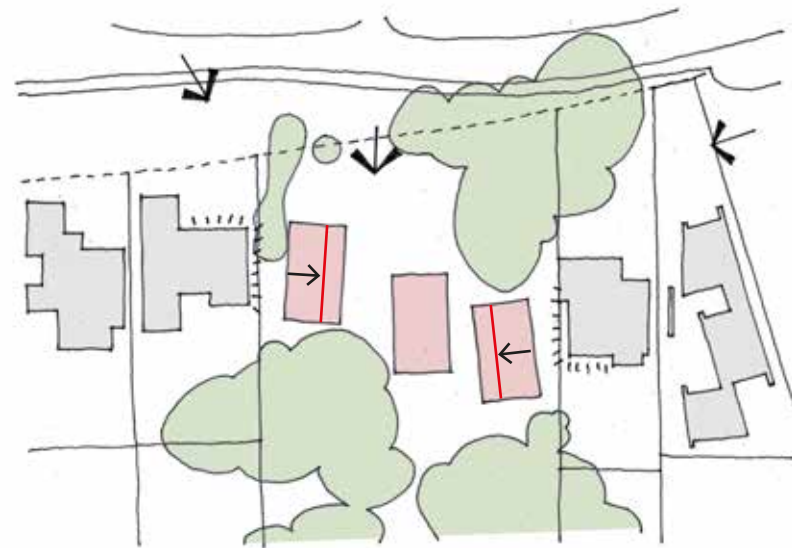
01. Existing Trees



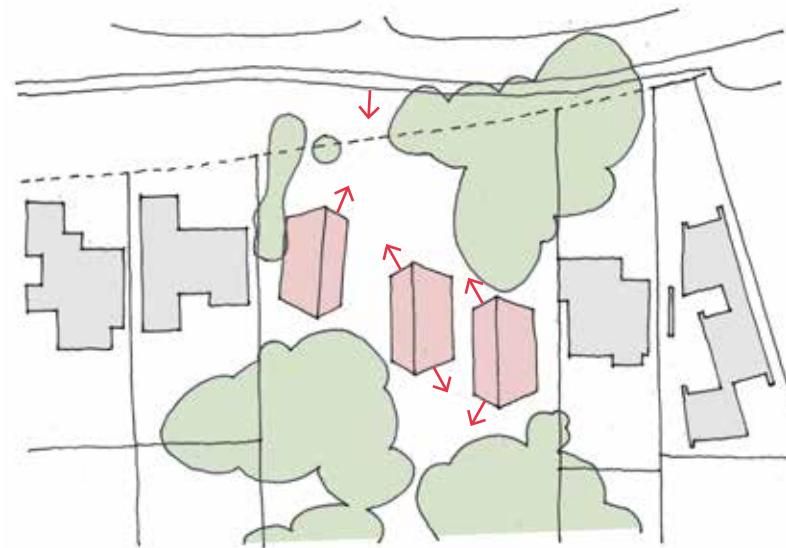
02. Contextual Layout



03. Views through the site

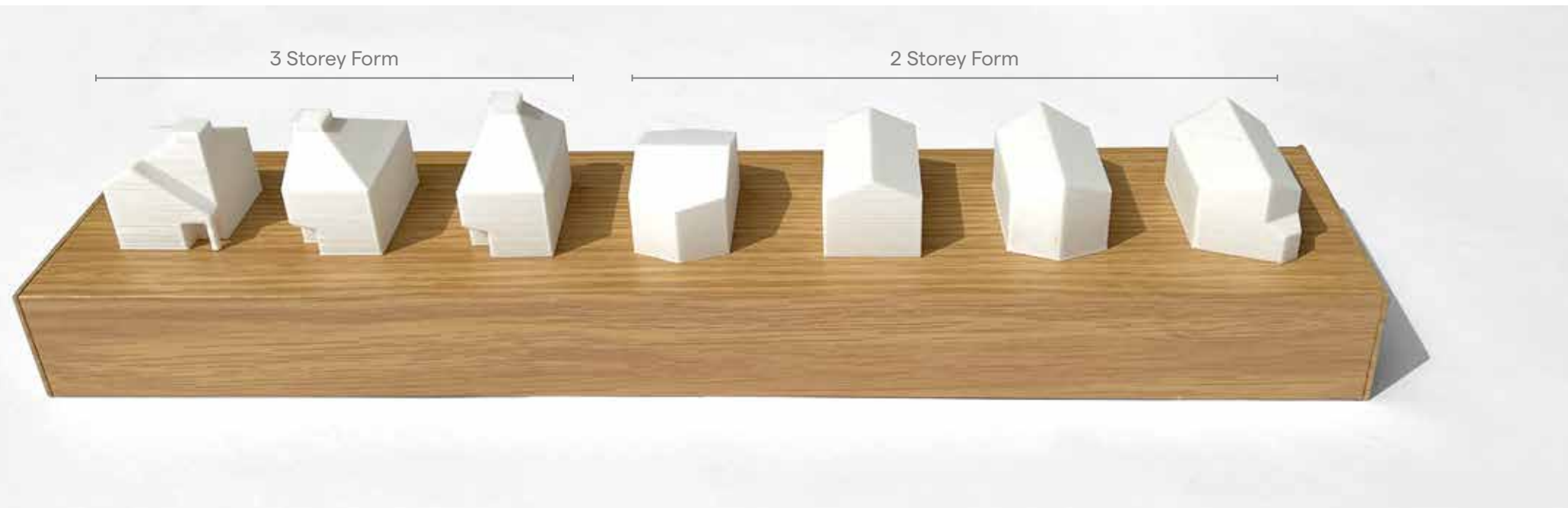


04. Height responds to context



05. Responsive Sculpting

Massing Strategy

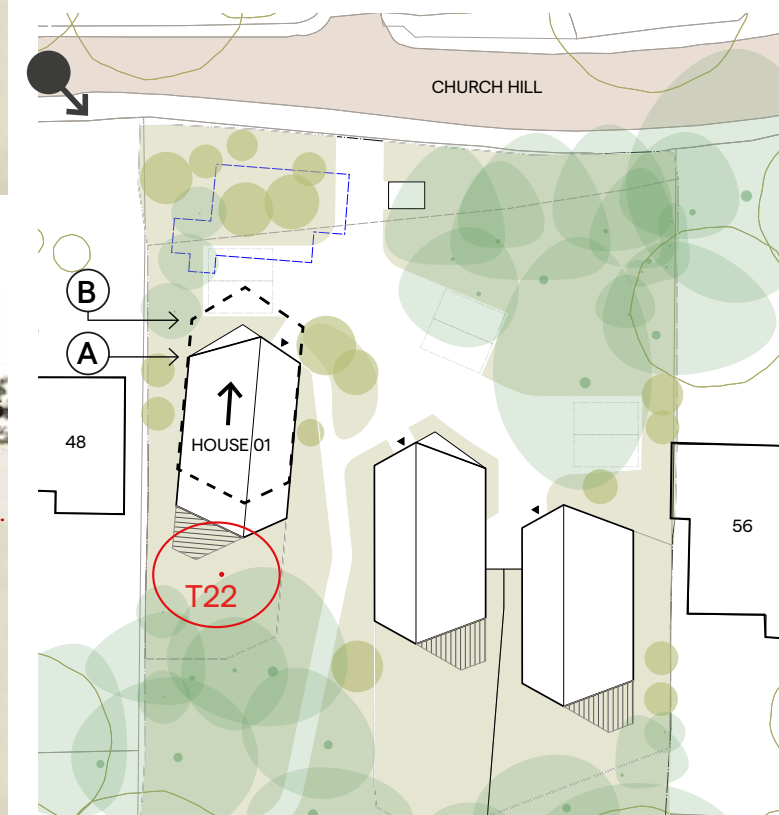
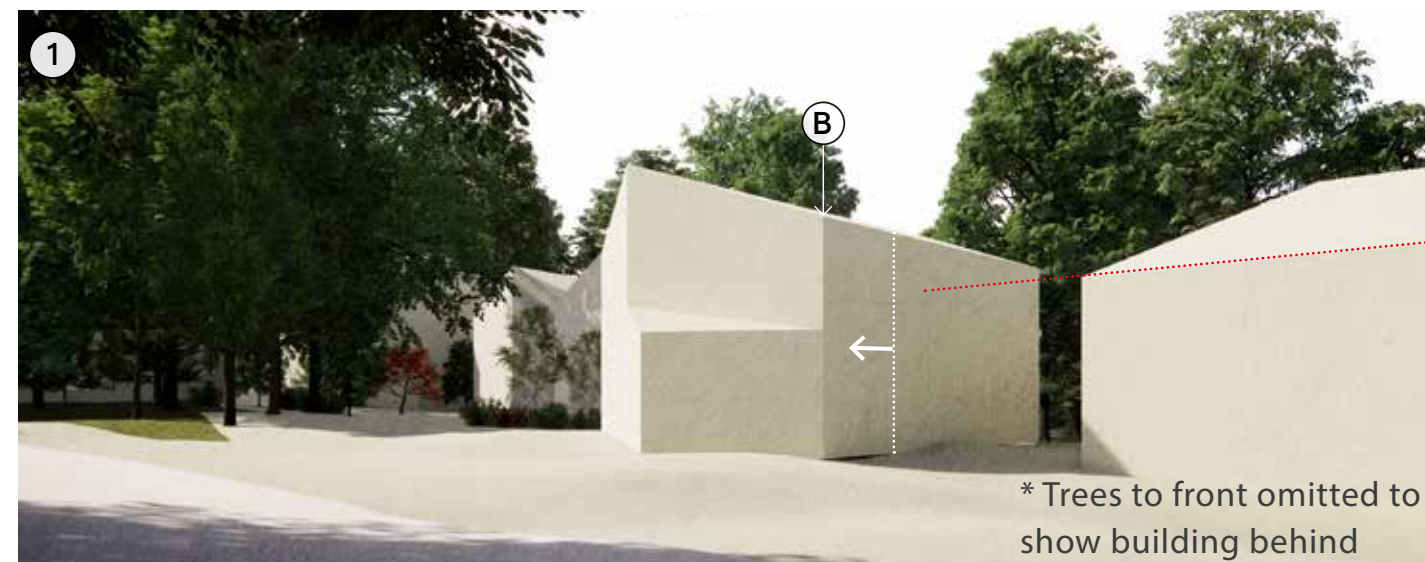
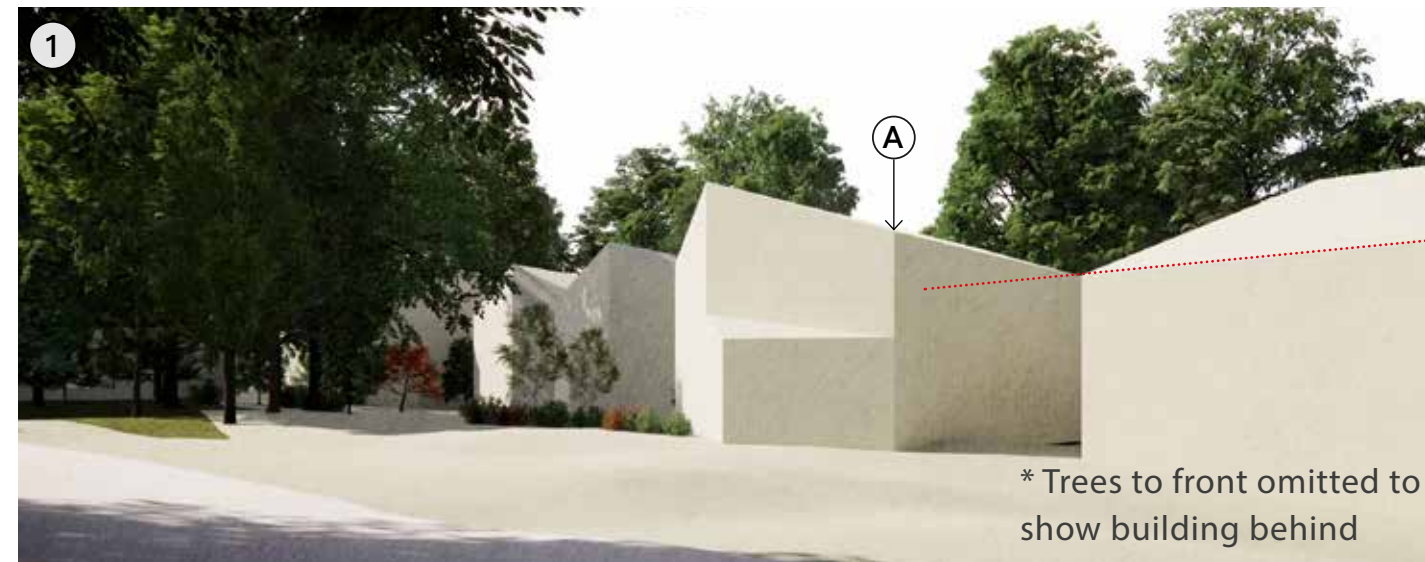


Principles

3 Houses - contextually led

House 1 set back to minimise impact when viewed up Church Hill
- results in loss of Tree 22

More room for planting to front



Building Setting - Church Hill

KEY PRINCIPLES

Height & Bulk significantly reduced compared to 2020 & 2024 Schemes

+

Proposed dwellings discreetly two storeys in height, remaining subordinate to surrounding built form

+

Spacing between Houses 1 & 2 increased to maintain key view corridor through to rear woodland

+

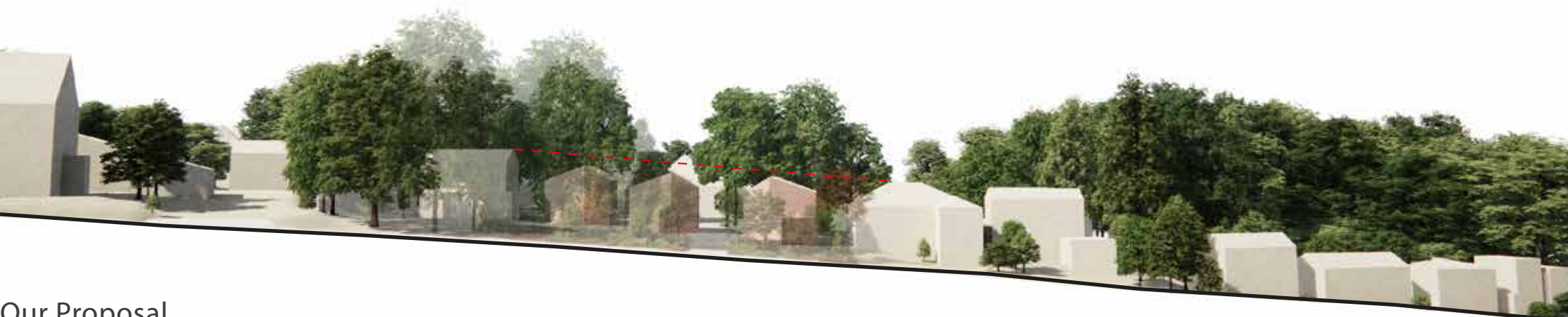
Prominence of new dwellings reduced, and reflects the character of Church Hill



2020 Scheme

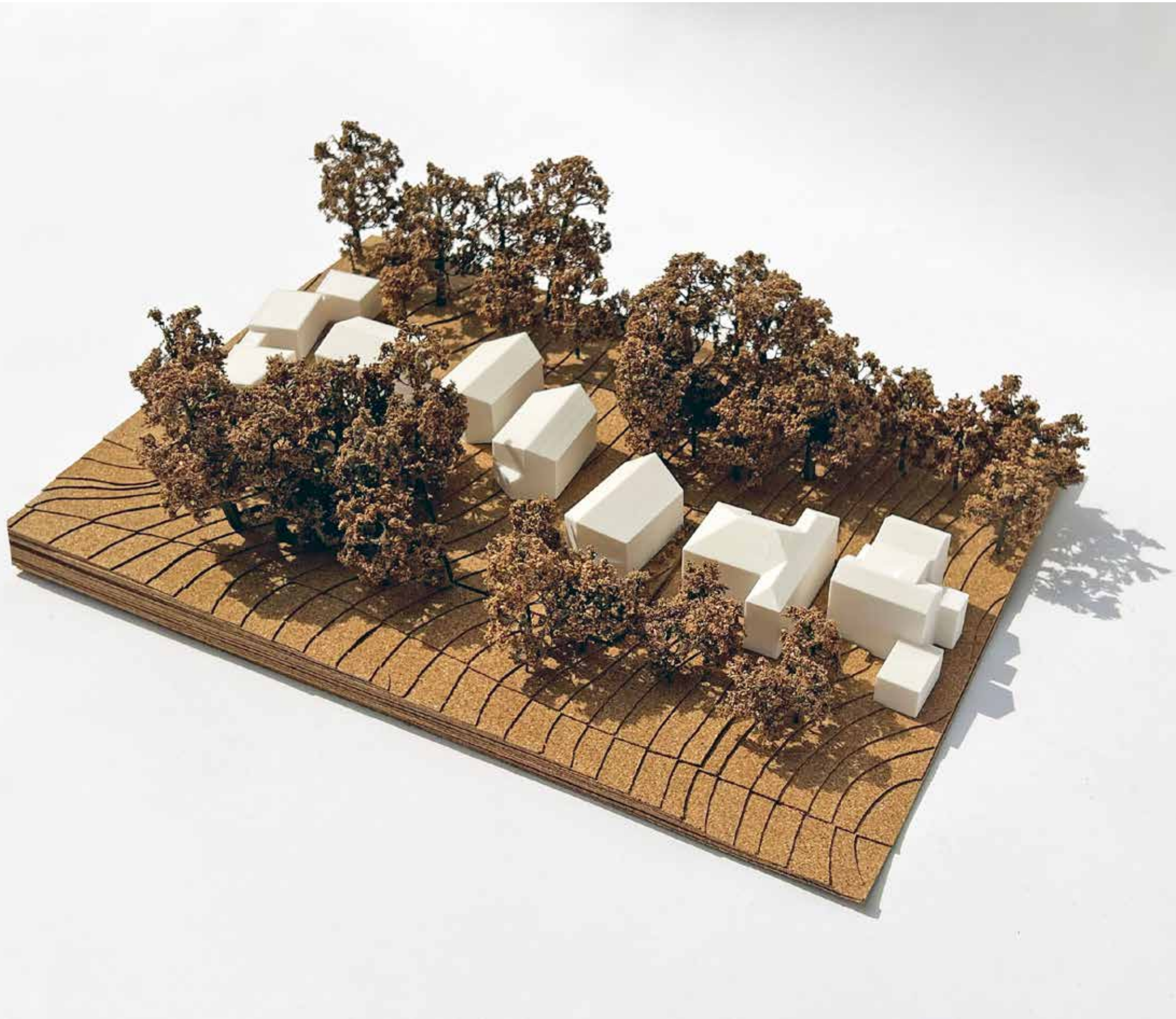


2024 Scheme



Our Proposal

Physical Model



PROPOSAL

Site Layout



KEY PRINCIPLES

Three new homes within a woodland clearing

Existing Trees to site edge retained & reinforced with new trees

Visually permeable frontage with native ground cover & meadow planting.

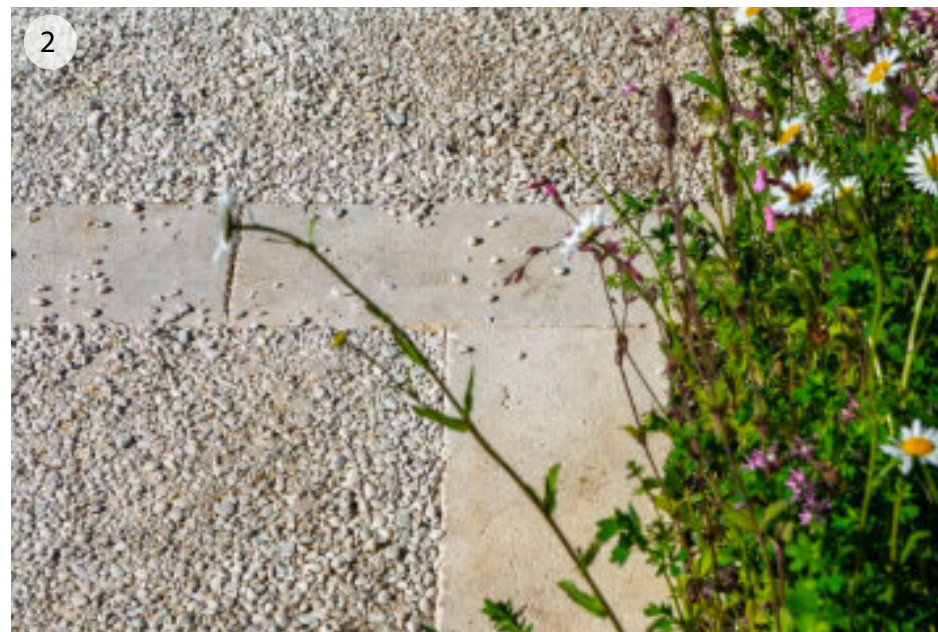
Site access aligned with Church Hill footpath to allow views to rear woodland

Informal amenity to front & rear connected by a gravel route between the buildings

Buildings angled & sculpted to allow glimpsed views of canopies beyond the buildings

Parking spaces located for minimal visual disruption on permeable compacted gravel for informal aesthetic

Woodland Setting



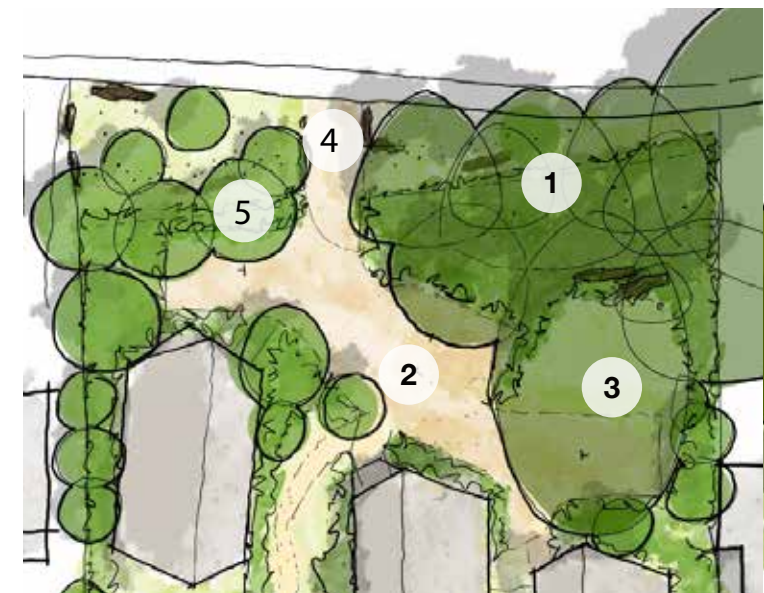
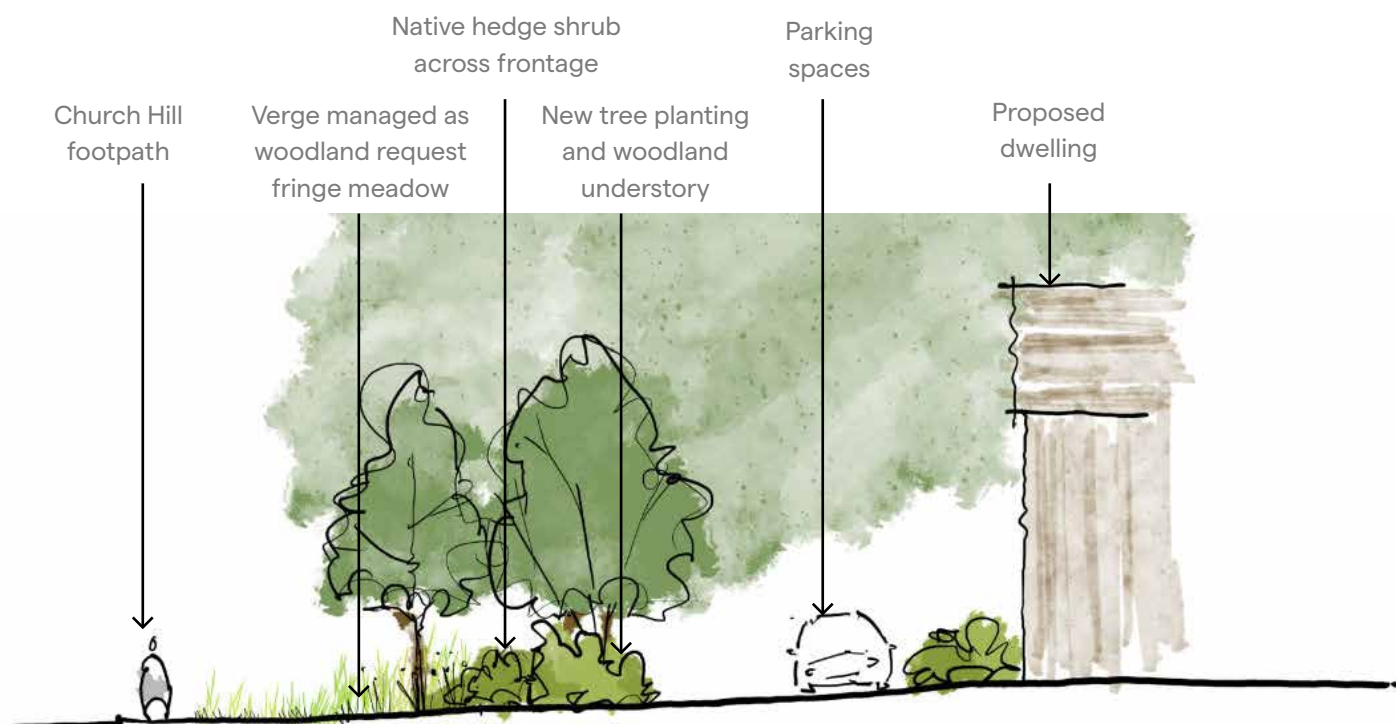
KEY PRINCIPLES

Woodland setting along Church Hill

Semi-secure boundary of shrub planting with estate railing will positively contribute to the Conservation Area

Informal shared amenity lawn in site's sunniest spot (3)

Compacted gravel with natural stone marking for 6 parking spaces - soft & Informal character



Woodland Gardens



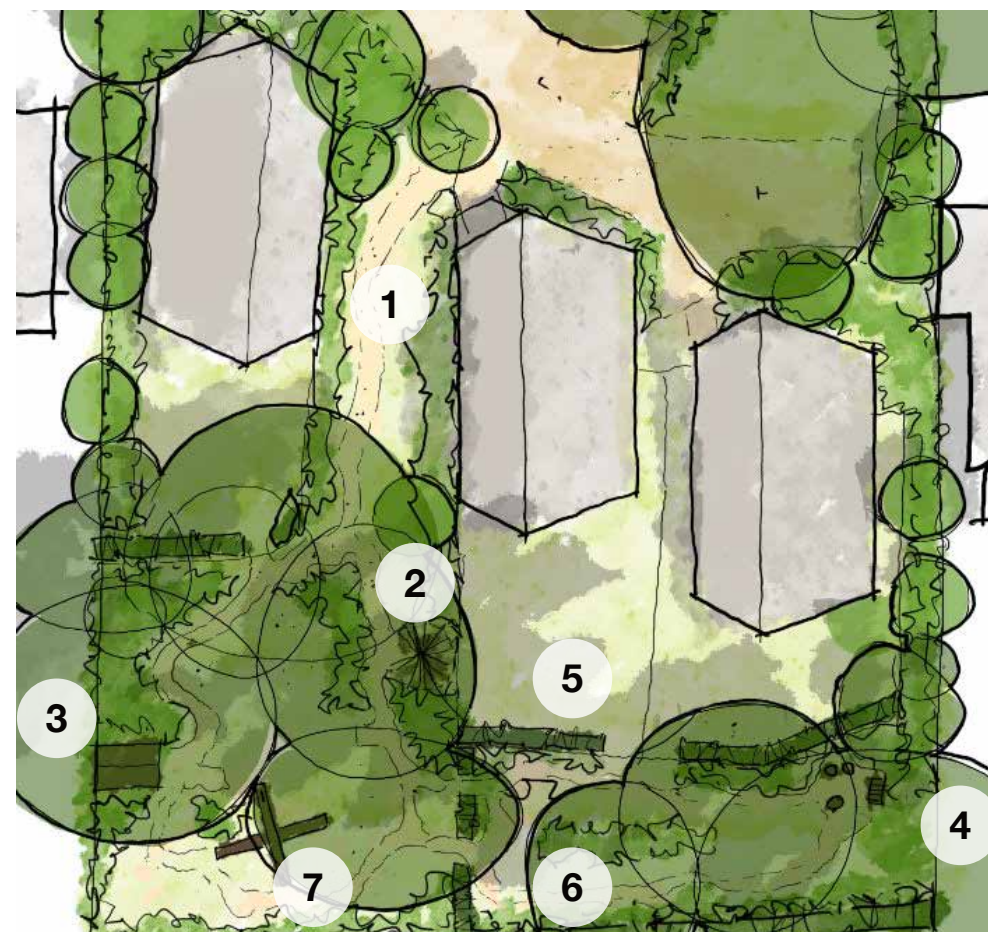
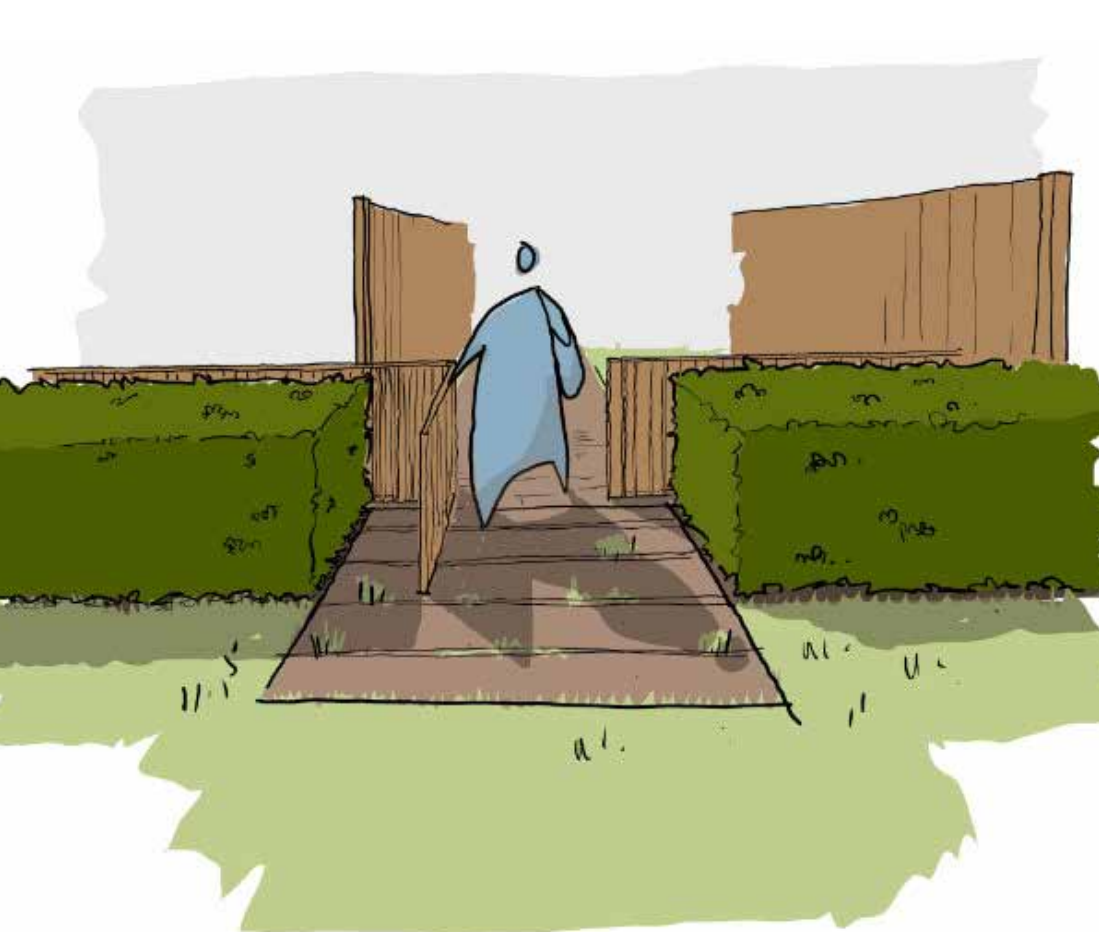
KEY PRINCIPLES

Informal shared woodland amenity to the rear

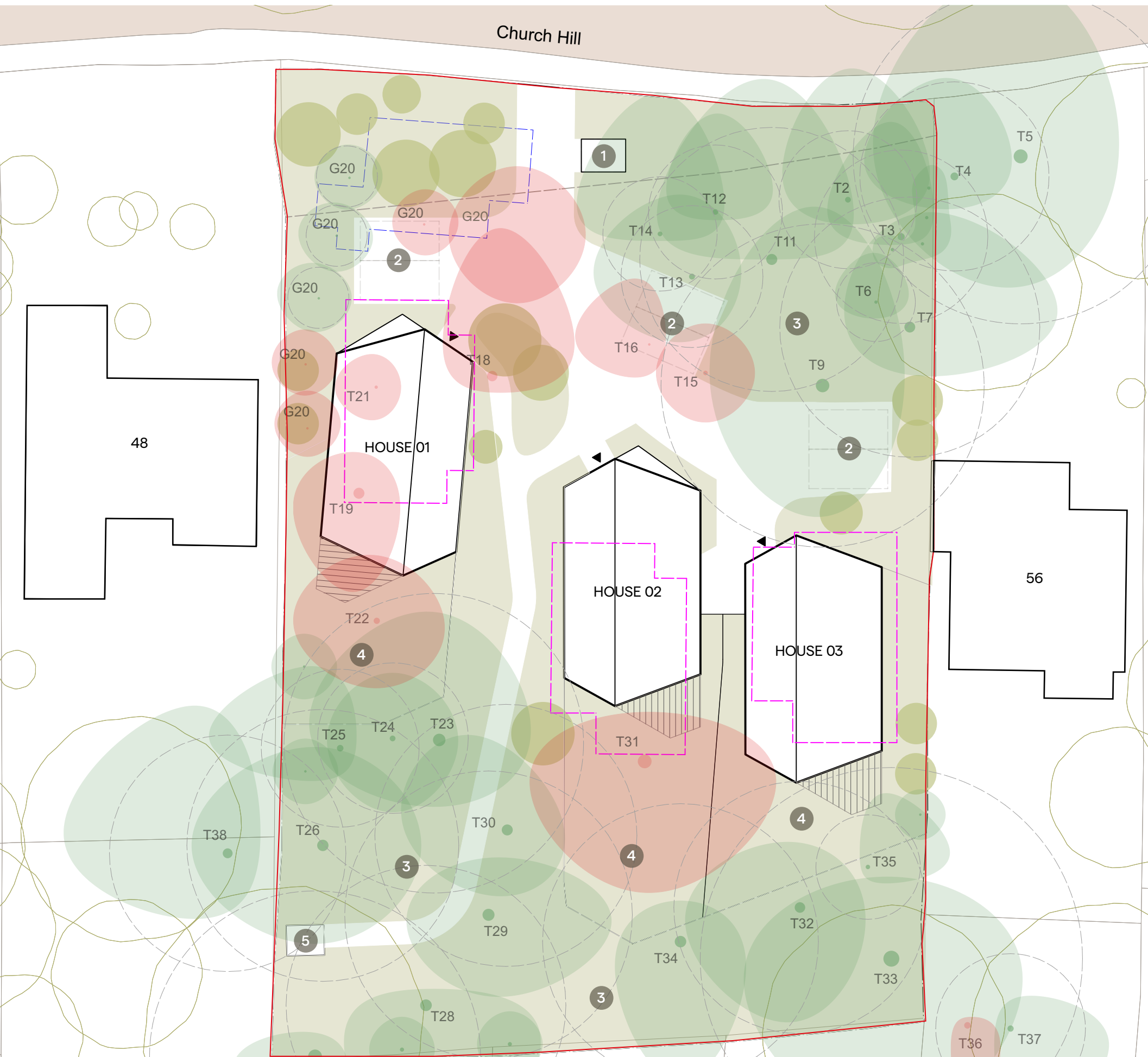
Relax, socialise & play beneath the tree canopy

Shade tolerant planting of native shrubs, scrub, grasses and bulbs creates Ecologically rich tapestry of ground cover

'Secret garden' offers variety of amenity to be explored by children and residents



Technical Site Plan



- 1 Refuse Store
- 2 Car Parking
- 3 Communal Meadow Area
- 4 Private Garden with low hedge to rear
- 5 Shed for Community Woodland Garden

Removed Trees:

- G20 (Partial) - Group of Yew & Hawthawns
- T15 - Holly
- T16 - Yew
- T18 - Oak
- T21 - Holly
- T22 - Beech
- T31 - Oak

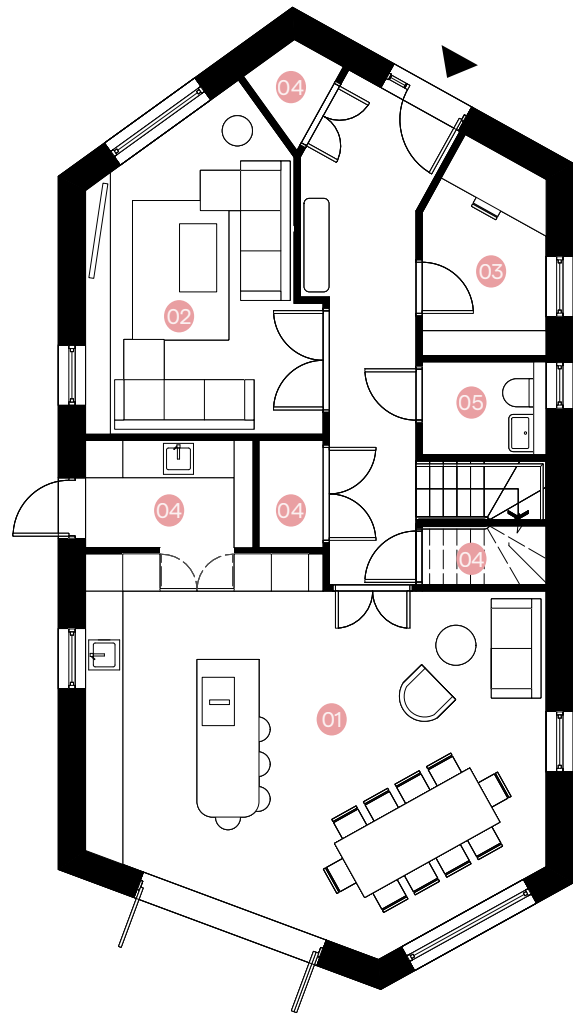
- Site Ownership
- Previous Pre-App Scheme Footprint
- Demolished Cottage
- Retained Existing Trees
- Removed Trees
- Proposed New Trees



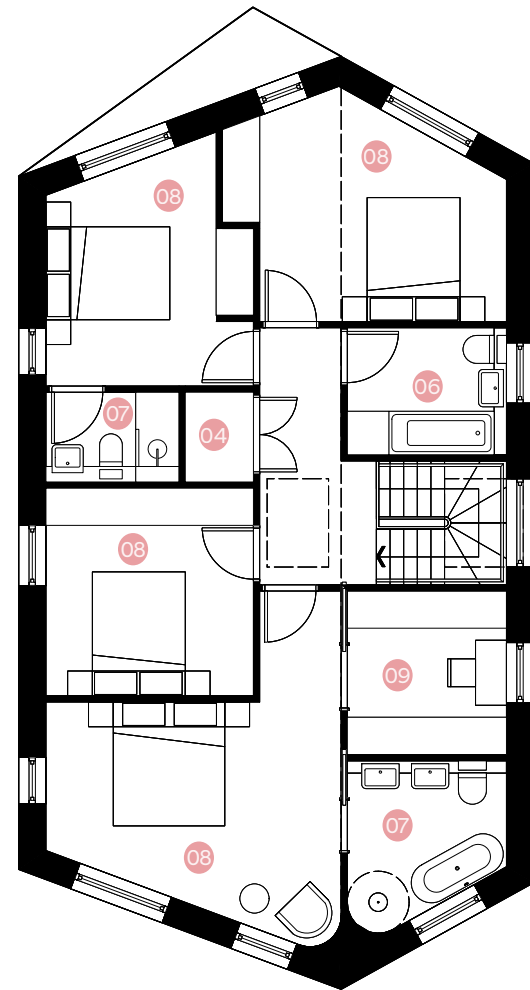
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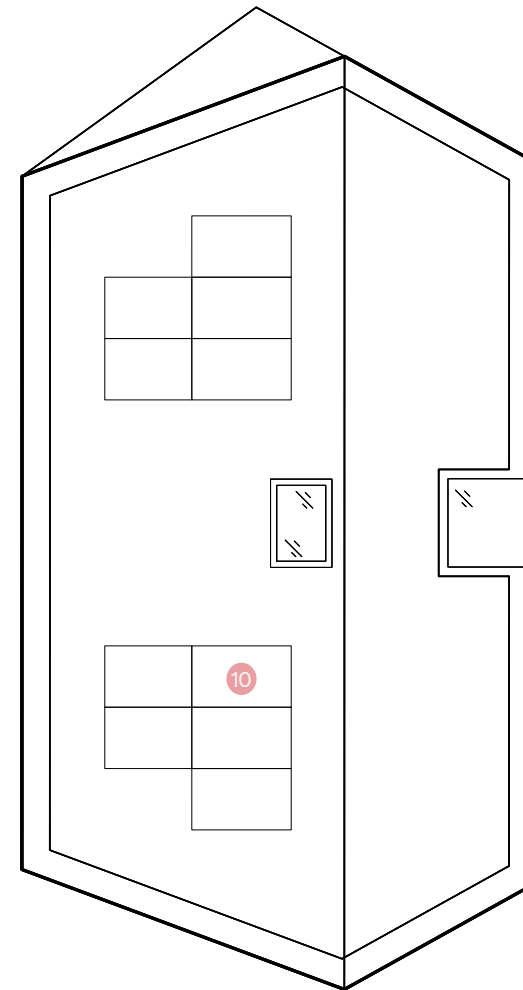
Residential Quality



Ground Floor Plan



First Floor Plan



Roof Plan



KEY

- 01 Kitchen/Dining/Living
- 02 Sitting Room
- 03 Office
- 04 Storage/Utility
- 05 WC
- 06 Bathroom
- 07 En Suite
- 08 Double/Twin Bedroom
- 09 Dressing Room
- 10 Solar Panels

SIZE	PRIVATE AMENITY	SHARED AMENITY	PARKING
4B8P	110-135 sqm (Range between homes)	850 sqm (Circa)	2 Spaces

KEY PRINCIPLES

Three, two-storey, 4B8P Houses

Generous private gardens

All exceed NDSS

Triple Aspect with views through the plan to maximise connection to the woodland

GROUND FLOOR

Generous open Kitchen/Living/Dining

Separate Sitting Room & Office

Ample storage, Utility Room & WC

FIRST FLOOR

Four Double Bedrooms - two with en-suite

Large Family Bathroom

Townscape Views

View South through key visual corridor linking Church Hill to the Woodland at the rear of the site



Townscape Views

View South-East along Church Hill



Townscape Views

View North-West along Church Hill



Architectural Treatment

KEY PRINCIPLES

Constructed with high-quality materials, sympathetic to the conservation area

Proposed palette of bespoke timber cladding, timber windows & brick plinth detail - all echoing the CA Character

Porch elements reflect traditional cues, while still delivering a fresh, contemporary appearance.



Living in the Landscape

