

Public Document Pack



PLANNING COMMITTEE

Tuesday, 18th June, 2024 at 7.00 pm
Conference Room, Civic Centre, Silver
Street, Enfield, EN1 3XA

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MEMBERS

Councillors: Sinan Boztas (Chair), Mahym Bedekova (Vice-Chair), Josh Abey, Kate Anolue, Lee Chamberlain, Peter Fallart, Thomas Fawns, Nelly Gyosheva, Ahmet Hasan, Bektas Ozer, Michael Rye OBE and Jim Steven

N.B. Involved parties may request to make a deputation to the Committee by contacting Democracy@enfield.gov.uk before 10am on the meeting date latest

AGENDA – PART 1

1. WELCOME AND APOLOGIES
2. DECLARATIONS OF INTEREST

Members are asked to declare any disclosable pecuniary, other pecuniary or non-pecuniary interests relating to items on the agenda.

3. REPORT OF THE HEAD OF PLANNING AND BUILDING CONTROL
(Pages 1 - 4)

To receive and note the covering report of the Head of Planning and Building Control.

4. 24/01102/RE4 - JOHN WILKES HOUSE, 79 HIGH STREET, ENFIELD, EN3 4EN (Pages 5 - 34)

RECOMMENDATION:

1) That in accordance with Regulation 3 of the Town and Country Planning General Regulations 1992 the Planning Decisions Manager be authorised to **GRANT** consent subject to conditions.

2) That the Planning Decisions Manager be authorised to make any alterations, additions or deletions to the recommended conditions as set out in this report.

Ward: Ponders End

5. 24/01437/FUL - ENFIELD DISTRICT HEAT NETWORK BETWEEN SOUTHBURY ROAD EN1 HERTFORD ROAD AND ST MARTINS ROAD N9 (Pages 35 - 78)

RECOMMENDATION:

1. That planning permission be GRANTED subject to conditions.
2. That the Planning Decisions Manager be granted delegated authority to finalise the wording of the conditions to cover the matters in the Recommendation section of this report.

Ward: Southbury

6. DATES OF FUTURE MEETINGS

To note that the dates of future meetings are as follows:

Tuesday 16 July 2024
Tuesday 6 August 2024 (provisional)
Tuesday 17 September 2024
Tuesday 15 October 2024
Tuesday 5 November 2024 (provisional)
Tuesday 19 November 2024
Tuesday 17 December 2024
Tuesday 21 January 2025
Tuesday 11 February 2025 (provisional)
Tuesday 25 February 2025
Tuesday 4 March 2025 (provisional)
Tuesday 18 March 2025
Tuesday 1 April 2025 (provisional)
Tuesday 22 April 2025

These meetings will commence at 7:00pm and will be held in the Conference Room at the Civic Centre.



London Borough of Enfield

Report Title	Report of Head of Planning and Building Control
Report to	Planning Committee
Date of Meeting	18 th June 2024
Cabinet Member	Councillor Susan Erbil
Executive Director / Director	Brett Leahy – Director of Planning & Growth Perry Scott – Environment & Communities
Report Author	Karen Page karen.page@enfield.gov.uk
Ward(s) affected	All
Key Decision Number	Non Key
Classification	Part 1 Public

Purpose of Report

1. To advise members on process and update Members on the number of decisions made by the Council as local planning authority.

Recommendations

- | |
|------------|
| I. To Note |
|------------|

Background

2. Section 70 of the Town and Country Planning Act 1990 states that the Local Planning Authority shall have regard to the provisions of the development plan, so far as material to the application, and to any other material considerations. Section 54A of that Act, as inserted by the Planning and Compensation Act 1991, states that where in making any determination under the Planning Acts, regard is to be had to the development, the determination shall be made in accordance with the plan unless the material considerations indicate otherwise.
3. The development plan for the London Borough of Enfield is the London Plan (March 2015), the Core Strategy (2010) and the Development Management Document (2014) together the London Plan 2021. Other supplementary documents material to the assessment are identified in the individual reports.
4. Other background papers are those contained within the file, the reference number of which is given in the heading to each application, and which can be viewed via the online planning register on the Council's website.

Main Consideration

5. On the Schedules attached to this agenda, recommendations in respect of planning applications and applications to display advertisements are set out.
6. Also set out in respect of each application a summary of any representations received. Any later observations will be reported verbally at your meeting.
7. In accordance with delegated powers, 128 applications were determined between 21/05/2024 and 04/06/2024, of which 94 were granted and 34 refused.
8. A Schedule of Decisions is available in the Members' Library.

Relevance to Council Plans and Strategies

9. The determination of planning applications supports good growth and sustainable development. Depending on the nature of planning applications, the proposals can deliver new housing including affordable housing, new employment opportunities, improved public realm and can also help strengthen communities

Financial Implications

10. None

Legal Implications

11. None

Equalities Implications

12 **None**

Report Author: Karen Page
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02081323039

Date of report: 05.06.2024

Appendices

None.

Background Papers

To be found on files indicated in Schedule.

Background Papers

None

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LONDON BOROUGH OF ENFIELD**PLANNING COMMITTEE****Date:** 18th June 2024**Report of:**Karen Page,
Head of Planning and
Building Control**Contact Officer:**Sharon Davidson,
Planning Decisions Manager

David Maguire, Case Officer

Category:

Major

Ward:

Ponders End

Councillor Request:

N/A

LOCATION: John Wilkes House, 79 High Street, Enfield, EN3 4EN**APPLICATION NUMBER:** 24/01102/RE4**PROPOSAL:** Temporary change of use of the existing John Wilkes House office building (class E(g)(i)) to a hostel for residential accommodation for 36 single homeless men (sui generis), including reinstatement of 1no window and minor modifications to 6no windows.**Applicant Name and Address:**Richard Sorenson / Amena Matin
Housing, Regeneration and Development
London Borough of Enfield
Civic Centre, Silver Street
Enfield, EN1 3ES**Agent Name and Address:**

N/A

RECOMMENDATION:

- 1) That in accordance with Regulation 3 of the Town and Country Planning General Regulations 1992 the Planning Decisions Manager be authorised to **GRANT** consent subject to conditions.
- 2) That the Planning Decisions Manager be authorised to make any alterations, additions or deletions to the recommended conditions as set out in this report.

Ref: 24/01102/RE4 **LOCATION:** John Wilkes House, 79 High Street, Enfield, EN3 4EN



Project: John Wilkes House
79 High Street, EN3

Title: Site Location Plan

Scale: 1: 1,250

Date: November 2023

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1. Note for members

1.1 This application is submitted by the Council's housing services team. In accordance with the scheme of delegation it is reported to Planning Committee for determination.

2.0 Recommendation

- 1) That in accordance with Regulation 3 of the Town and Country Planning General Regulations 1992 the Planning Decisions Manager be authorised to **GRANT** consent subject to the following conditions:
 1. Time limited, temporary permission, for a five-year period.
 2. Development to be carried out in accordance with the approved plans and documents.
 3. Prior to occupation, the development shall achieve Crime Prevention Standards submitted to and approved in writing by the LPA, in accordance with the Metropolitan Police.
 4. Sustainable drainage features are to be installed where practicable, prior to occupation.
 5. Appropriate secure, covered cycle parking is to be installed, prior to occupation.
 6. Appropriate refuse and recycling storage provision must be in place, prior to occupation.
- 2) That the Planning Decisions Manager be authorised to make any alterations, additions or deletions to the recommended conditions as set out in this report.

3.0 Executive Summary

3.1 The report seeks approval for 'temporary change of use of the existing John Wilkes House office building (class E(g)(i)) to a hostel for residential accommodation for 36 single homeless men (sui generis), including reinstatement of 1no window and minor modifications to 6no windows.'

The reasons for recommending approval are:

- i) The proposed development would provide specialist accommodation for homeless people, for which there is an identified need in the London Borough of Enfield.
- ii) The proposal would make use of the existing vacant office building, for a temporary five-year period, providing a beneficial meanwhile use.
- iii) The proposal raises no design or transportation considerations which would render the proposal unacceptable.
- iv) The applicant will work with Metropolitan Police Designing Out Crime officers to ensure that the premises are appropriately safe and secure.

4.0 Site and Surroundings

4.1 The application site incorporates John Wilkes House, a predominately two-storey, flat-roofed, Council-owned, vacant office building, which was last in temporary use as a rapid testing and recovery centre during the Covid-19 pandemic. The building is designated for office use, and until 2019 it was an office for the Council's housing advisory services who support homeless households.

- 4.2 John Wilkes House is located on the corner of High Street (A1010) and Orchard Road in Ponders End. It has a main entrance on the northern flank off Orchard Road, with additional entrances at the southern side. To the south of the building is a retail park, with associated car parking, which accommodates branches of Asda and Poundland supermarkets, for example. To the north, east and west of the site there are residential dwellings on Orchard Road and on High Street.
- 4.3 The applicant states that there are 14 parking bays to the southern side of the site which were conferred to John Wilkes House in 1984 under a covenant in the transfer of a land title.
- 4.4 The applicant states that the site, including the associated parking space, has an area of 1280 square metres. They state that the ground floor of John Wilkes House has a gross internal area of 577 square metres, and that the first floor has a gross internal area of 486 square metres.
- 4.5 The building is within the Ponders End local centre, and within Flood Zone 1. It is not a listed building, it does not lie within a Conservation Area. There is a zebra crossing across the high street at the front of the building and there are also street trees and small bollards around the site frontage. The site lies within the lower rate eastern zone for CIL.

5.0 Proposal

- 5.1 Permission is sought for the temporary change of use of the existing class E(g)(i) office building to a hostel for residential accommodation for 36 single homeless men (*sui generis*), including for the reinstatement of one window and minor modifications to six windows.
- 5.2 The proposed scheme would create 36 single rooms, described as pods, to temporarily house homeless men, as well as shared kitchens and bathrooms, communal areas for residents, and office space for staff who will provide welfare support services to residents. This will be a short-stay facility which the applicant describes as providing a 'Rapid Assessment and Resettlement Service'.
- 5.3 It should be noted that the hostel will not operate as a 'walk-in' facility. The applicant states that the Council's specialist housing team will make suitable referrals into the facility and that a robust risk-assessment will be carried out prior to the arrival of each resident, to ensure that the resident is considered as 'low-risk'. Residents will be aware that the facility provides a temporary housing placement, and they will also be required to commit to engagement with staff who will assist them in securing subsequent housing solutions.
- 5.4 The applicant states that there will be at least four staff onsite at any one time, working in a shift pattern on a 24-hour basis. There will be a reception desk at the ground floor entrance, and the site will be monitored by CCTV.

6.0 Planning History

AD/99/0096 - Provision of free standing double sided illuminated advert panel on supporting pole with an overall maximum height of 5.2m (size of overall illuminated panel structure 3.9m width x 2.2m length). Sign to be located on frontage facing High Street – Granted with conditions, 08/12/99.

LBE/05/0030 - Single storey extensions to sides to form new entrance area and covered fire escape together with installation of replacement windows throughout and partial cladding – Granted with conditions, 24/01/06.

7.0 Consultation

7.1 Statutory and non-statutory consultees

Environmental Health officers raise no objection to the proposal and state that ‘there is unlikely to be a negative environmental impact.’

Sustainable drainage systems (SuDS) officers state that ‘Source control SuDS measures must be utilised for this development.’ They note that the installation of a small planter or rainwater harvesting butt would be sufficient for this development.

Climate Action and Sustainability officers comment that the change of use and retention of the existing building is welcomed from a climate action perspective, due to the embodied carbon savings. However, in their view the submitted proposal does not include fabric efficiency measures or energy supply improvements to the building.

Thames Water raise no objection to the proposal. They have provided informative details, for example regarding surface water drainage and water pressure, which could be added to a decision notice.

The Metropolitan Police met with the applicant and their design team to discuss crime and security matters regarding this proposal. Further to this discussion, were permission to be granted, in the interest of creating safer, secure, sustainable communities, they recommend a condition be imposed requiring that, prior to occupation, the premises achieve Secure By Design accreditation. This condition will need to be approved in writing by the Local Planning Authority, in conjunction with the Metropolitan Police. A condition is included in the recommendation section above.

Traffic and transportation officers state that the proposed development is unlikely to have a negative impact on existing on-street parking availability and that it makes appropriate provision for access and servicing. A condition is requested regarding the installation of four secure and covered cycle parking spaces and a condition is included in the recommendation section above.

Commercial waste officers, Energetik (District Heat and Power Network), Economic Development officers, and Employment and Skills officers were consulted, and no comments have been received to date. Any further consultee comments received will be reported at the committee meeting.

7.2 Public consultation

210 neighbouring properties were notified directly by letter, a site notice was displayed, and the application was advertised in the Enfield Independent. The consultation period ended on 20/05/24. 30 separate objections have been received and some of these have been submitted multiple times. One objection letter has been received from 'The Residents, Orchard Road'. In summary, the matters raised by objectors include:

- Concern regarding impacts on crime and anti-social behavior near the site and a perception that crime and anti-social behavior would increase, to the detriment of community safety, were the hostel to be permitted.
- Concern regarding the safety of women and girls in the vicinity of the hostel.
- Concern about health and wellbeing impacts on children, the elderly and vulnerable members of the community.
- Concern regarding detrimental impact upon community cohesion.
- Concern that residents of the hostel will put increased pressure on local healthcare services.
- Detrimental impact on privacy.
- Increased traffic and congestion.
- Increased parking stress in the vicinity.
- Increased noise disturbance.
- Concern regarding increased litter in the area.
- Concern that the hostel will detrimentally impact upon the character of the area. The area is already deprived and there is a perception that an 'influx of more homeless people' doesn't help.
- General dislike of the proposal in this location.
- Overconcentration of accommodation for transient people.
- Lack of clarity regarding the length of time of temporary use. The query is raised, 'What may happen if this is found not to be a feasible proposal?'
- Lack of clarity regarding details of operation for the hostel.
- Concern that the users of the hostel 'will be attracted into the park'.
- Further information needed: A query is raised as to why this hostel is only for male occupancy.
- Overdevelopment
- Quality of accommodation. 'The facilities look extremely cramped'.

Officer comment: The matters raised will be addressed in the analysis below.

The following non-material considerations are additionally referred to by objectors and these considerations are not relevant within the context of a planning assessment.

- Concern regarding detrimental impact of development on property values.

8.0 **Relevant Policies**

8.1 National Planning Policy Framework (2023)

The National Planning Policy Framework (NPPF) introduces a presumption in favour of sustainable development. In this respect, sustainable development is identified as having three dimensions - an economic role, a social role and an environmental role. For decision taking, this presumption in favour of sustainable development means:

- a) an economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the

right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;

- b) a social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and
- c) an environmental objective – to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

The NPPF recognises that planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise. The NPPF does not change the statutory status of the development plan as the starting point for decision making.

In relation to achieving appropriate densities paragraph 128 of the NPPF notes that planning policies and decisions should support development that makes efficient use of land, whilst taking into account:

- a) the identified need for different types of housing and other forms of development, and the availability of land suitable for accommodating it;
- b) local market conditions and viability;
- c) the availability and capacity of infrastructure and services – both existing and proposed – as well as their potential for further improvement and the scope to promote sustainable travel modes that limit future car use;
- d) the desirability of maintaining an area's prevailing character and setting (including residential gardens), or of promoting regeneration and change; and
- e) the importance of securing well-designed, attractive and healthy places.

Paragraph 48 of the NPPF details when weight may be given to the relevant emerging plans. This guidance states that the stage of preparation, the extent to which there are unresolved objection and the degree of consistency of relevant policies to the Framework are relevant.

The NPPF sets out at Para 11 a presumption in favour of sustainable development. For decision taking this means:

- (c) approving development proposals that accord with an up-to-date development plan without delay; or
- (d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date (8), granting permission unless:
 - (i) the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed); or
 - (ii) any adverse impacts of so doing would significantly and demonstrably outweigh the

benefits, when assessed against the policies in the Framework taken as a whole.

The Council's recent housing delivery has been below Enfield's increasing housing targets. This has translated into the Council being placed in the "presumption in favour of sustainable development category" by the Government through its Housing Delivery Test. Therefore, the 'tilted balance' is engaged. According to the NPPF this means granting permission unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole which also includes the Development Plan.

8.2 The London Plan (2021)

The London Plan is the overall strategic plan for London setting out an integrated economic, environmental and social framework for the development of London for the next 20-25 years. The following policies are considered particularly relevant:

- GG1 Building strong and inclusive communities
- GG2 Making the best use of land
- GG3 Creating a healthy city
- GG5 Growing a good economy
- GG6 Increasing efficiency and resilience
- D1 London's form, character and capacity for growth
- D3 Optimising site capacity through the design-led approach
- D4 Delivering good design
- D5 Inclusive design
- D11 Safety, security and resilience to emergency
- D12 Fire safety
- D14 Noise
- H3 Meanwhile use as housing
- H12 Supported and specialised accommodation
- S1 Developing London's social infrastructure
- SD6 Town centres and high streets
- S112 Flood risk management
- S113 Sustainable drainage
- T4 Assessing and mitigating transport impacts
- T5 Cycling
- T6 Car parking

8.3 Enfield Core Strategy (2010)

The Core Strategy was adopted in November 2010 and sets out a spatial planning framework for the development of the Borough through to 2025. The document provides the broad strategy for the scale and distribution of development and supporting infrastructure, with the intention of guiding patterns of development and ensuring development within the Borough is sustainable. The following policies are considered particularly relevant:

- CP2 Housing supply and locations for new homes
- CP4 Housing quality
- CP5 Housing types
- CP6 Meeting particular housing needs
- CP17 Town centres
- CP19 Offices
- CP22 Delivering sustainable waste management
- CP24 The road network

CP25 Pedestrians and cyclists
CP28 Managing flood risk through development
CP30 Maintaining and improving the quality of the built and open environment
CP36 Biodiversity
CP41 Ponders End

8.4 Enfield Development Management Document (2014)

The Council's Development Management Document (DMD) provides further policies by which planning applications should be assessed. Policies in the DMD support the delivery of the Core Strategy. The following DMD policies are considered particularly relevant:

DMD15 Specialist housing needs
DMD22 Loss of employment outside of designated areas
DMD23 New employment development
DMD28 Large local centres, small local centres and local parades
DMD37 Achieving high quality and design-led development
DMD38 Design process
DMD45 Parking standards and layout
DMD47 Access, new roads and servicing
DMD49 Sustainable design and construction statements
DMD50 Environmental assessment methods
DMD51 Energy efficiency standards
DMD58 Water efficiency
DMD59 Avoiding and reducing flood risk
DMD60 Assessing flood risk
DMD61 Managing surface water
DMD68 Noise

8.5 Draft Enfield Local Plan Status

Between 28 March and 20 May 2024, the Council undertook Regulation 19 Consultation on the Enfield Local Plan 2019-2041. The Enfield Local Plan is at an advanced stage of preparation and is considered by the council to be sound and will not be modified significantly prior to examination. NPPF 2023 Paragraph 48 states that decision-makers may give weight to relevant policies in emerging plans according to their stage of preparation, the extent to which there are unresolved objections to relevant policies, and their degree of consistency with policies in the London Plan and NPPF 2023. For example, a policy that receives few objections at the Regulation 19 consultation can be given more weight than a policy that receives many objections. As such, policies must be considered on a case-by-case basis for larger schemes during the consultation and examination period and the weight given to specific policies must be determined at the time a decision is made. Enfield's adopted Development Plans remain the starting point for decision taking until the new Enfield Local Plan is adopted.

9.0 Assessment

The main planning issues raised by the proposed development are:

1. The principle of development in this location and housing need
2. Quality of accommodation
3. Transport and parking matters
4. Impact upon the amenity of neighbours
5. Crime, security and Metropolitan Police involvement

6. Sustainability

9.1 Principle of development and housing need

- 9.1.1 The Homelessness Act 2002 places a duty on local authorities to formulate a homelessness strategy, which must include provisions for securing satisfactory support for people who are homeless or those who have been housed and who need support to prevent them becoming homeless again.
- 9.1.2 Enfield Council's homelessness strategy 'Ending Homelessness in Enfield: Preventing Homelessness and Rough Sleeping Strategy 2020-2025' states that, 'Homelessness has become a national emergency and in no place is this clearer than Enfield... Since 2011/12 homelessness has increased by 246% in the borough. At March 2019, Enfield had 3,410 households in temporary accommodation, a 74% rise since 2012.'
- 9.1.3 More recently Enfield has recently been experiencing a particularly acute homelessness crisis and rough sleeping levels in Enfield remain high for outer London boroughs.¹ As reported by the Enfield Dispatch on 30th April 2024, rough sleeping has also risen across London by 33% in a year.²
- 9.1.4 This application, which is made by Enfield Council's Housing Services team, is supported by a statement which clarifies that accommodation for homeless persons is 'currently at crisis point, fuelled by rising demand and the collapse of available private sector properties, especially at the affordable end of the market.'
- 9.1.5 John Wilkes House is a currently vacant former office building. The Council is going through a period of cost-cutting, in an effort to balance an overall budget which has recently been hit hard due to factors including the increased cost of servicing debt since the National Government mini-budget of September 2022, and the extensive cost of paying for temporary accommodation, for example in hotels and B&Bs, to support people and families waiting to be housed. Given this financial backdrop, the Council has no current plans to re-open John Wilkes House as an office. Instead, the proposed approach is to refurbish and make use of the vacant building to provide a Rapid Assessment and Resettlement Hub for 36 homeless men, following the established and successful 'Somewhere Safe To Stay Hub' model. The applicant states that the proposed facility 'enables Enfield to continue housing and supporting rough sleepers whilst addressing cost pressures' and that 'the conversion from office use to a hostel would reactivate the building which is currently empty, whilst minimising costs by retaining the existing structural integrity of the building and undertaking minimal intrusive work, enabling a swifter solution to the growing housing crisis'.
- 9.1.6 The applicant states that, 'If left unabated at current levels the use of hotel accommodation and local nightly paid accommodation will increase substantially over the next five years. Further, these costs are volatile and increases, over which we have limited control, may be seen over the period as we expect to see further withdrawal by landlords from the LHA (local housing allowance) market. The alternative proposed by this strategy is that we bring more accommodation under the Council's direct control, through ownership or lease, giving increased certainty and providing greater resilience against price fluctuations in the private rented sector.'

¹ <https://trustforlondon.org.uk/data/rough-sleeping-borough>

² 'New statistics covering January to March of this year show that 4,118 people spent at least one night sleeping rough in the capital, a 33 per cent rise from the 3,107 people recorded in the same period of 2023'. Rough sleeping across London up by 33% in a year, Enfield Dispatch, 30 April 2024.

- 9.1.7 The applicant also states that 'a 36-bed Rapid Assessment and Resettlement Hub will generate annual savings or cost avoidance of circa £1m which is currently incurred by the Council's statutory duty to house 36 single persons based on an £85 per night temporary accommodation cost.' Making budget savings helps the Council to deliver essential services that residents need and will help to enable the Council to deliver sustainable housing solutions in future.
- 9.1.8 It should be noted that residents will have a variety of reasons for becoming homeless such as landlords selling properties and the end of private tenancies, unaffordable rent increases resulting in arrears, family/friend ejections and relationship breakdowns.
- 9.1.9 London Plan policy H12 on supported and specialised accommodation states that, 'the delivery, retention and refurbishment of supported and specialised housing which meets an identified need should be supported.' Enfield Core Policy 19 notes that the conversion of surplus offices into other uses will be supported, where it can be demonstrated that there is no demand for office use. The proposed hostel will be situated in a local centre high street location, with good access to shops and public transport, which will be of benefit to the staff and residents of the hostel.
- 9.1.10 The application is accompanied by a marketing assessment which explains that since October 2022, the Council have not had any interest from tenants looking to let John Wilkes House as office space at an asking rent of £150,000 per annum. One offer was received, which proposed to use the ground floor as a tile/flooring showroom and to sublet the first floor to a children's day centre, and to a community user group. According to the marketing statement, 'Unfortunately, one of the sub tenants withdrew and another business venture failed that led to the bidder withdrawing their interest.' Furthermore, the property was placed back on the market in summer 2023 and a new offer was received from a religious institute to meet the asking rent, but at a reduced term. It is stated that, 'The proposal would have required significant investment and configuration by the Council to enable this and therefore the offer has not progressed.' The marketing assessment demonstrates a lack of demand for the building as office space and ultimately the applicant is proposing that the building would be best used as a 'Rapid Assessment and Resettlement Hub' to accommodate homeless men, and they have therefore made this planning application to this end. The Council is committed to helping and supporting vulnerable members of society and by opening this facility would endeavour to provide a warm, clean bed for people in need, who are referred into the facility.
- 9.1.11 Objectors have queried why this facility is for occupancy by single men and the case officer sought further detail from the applicant on this point. Further to this, the applicant has clarified that there are a range of housing services provisions which cater for different groups and their needs and that recent provision has been created for homeless single mothers, for example. Single homeless men are currently in priority need in Enfield and the facility is not proposed as mixed gender accommodation, for reasons of management and safeguarding. The applicant notes that the facility is 'intended to accommodate homeless single men who have been found to be in priority need by the Council, who have access to public funds, and who have a local connection with Enfield. The model will not be a walk-in service and the specialist housing team will make suitable referrals into the Hub. A robust risk assessment will be carried out prior to the resident's occupation, ensuring that the resident is low-risk and committed to engagement. New residents will be required to sign a resident service agreement that outlines the standard of behaviour expected and the terms and conditions they must adhere to during their short stay. The facility will offer short-term accommodation (generally for up to 5 to 6 weeks)'. It is also stated that residents will have structured plans in place for their daily activities and

that Council support staff will assist residents to access employment advice, benefits advice, and make referrals to partner specialist support agencies in order that residents may secure subsequent private rented accommodation, for example. The applicant states that, 'Residents with any criminal history or with alcohol/substance abuse issues will need to have been assessed as low risk and be linked in with recovery services'. Failing this, they will be directed to alternative accommodation supported by our partner agencies such as All People All Places (APAP) or Rough Sleeping Accommodation Programme (RSAP).' Officers consider that 36 new residents in the locality will have minimal impact upon local infrastructure.

9.1.12 The change of use is requested for a temporary period of five years, which is enough time to justify investment in the premises by the Council and will also allow for a re-evaluation of the need for this form of housing within a reasonable timeframe. It must be re-stated that Enfield is experiencing an acute crisis of homelessness, and this development proposal is presented to planning committee in this context. Officers consider that the proposed facility meets an identified need, and on this basis the proposal should be supported.

9.2 Quality of accommodation

9.2.1 There are no policies that specify residential standards for this type of facility. However, some consideration has been given to guidance provided by the charity Shelter '*Accommodation standards and costs for homelessness accommodation*'. This also points to the Governments' Homelessness Code of Guidance, which stresses that hostels offer short-term accommodation. The guidance goes on to state that '*Refuges should normally be used only as a temporary measure and only for people who wish to stay in one*'.

9.2.2 This being acknowledged, by partitioning and dividing the existing internal space, the proposal would provide 36 individual private rooms or pods, across the ground and first floors of the building. In terms of gross internal area, all of these rooms would exceed London Plan space standards for single person occupancy (that is, all bedroom pods have a gross internal area of more than 7.5sqm) and many of the rooms would exceed minimum floorspace standards for double bedrooms (that is, floorspace of at least 11.5sqm). The submitted site photographs show that there are windows present on the three main sides of the building (front and two flanks) at ground and first floor level, and most of the occupants of the proposed facility would therefore benefit from sufficient natural light and outlook.

9.2.3 The physical appearance of the building is not proposed to be substantially altered. Primarily, this planning application concerns change of use and the main physical interventions involve proposed internal re-configuration. For clarity, the applicant states that 'A former window on the east elevation is to be reinstated to provide natural light to one pod. No overlooking or loss of privacy arises to the adjacent dwelling. The existing windows are double glazed and in good condition. However, some minor reconfigurations are required to allow for subdivision of the space into pods and to provide openable windows to all pods for ventilation. Where subdivision in the location of an existing glass pane is required and no mullion is present, a solid PVC panel is proposed allowing the pod wall to be built up to the window. This still provides sufficient natural light from the openable panes above/to the side and is an easily reversible modification for any future change in use/layout of the building. Where subdivision of the space by pod walls results in there being no openable window pane to the pods, an openable pane will be added. These changes are annotated on the elevations.'

9.2.4 Furthermore, toilet and shower facilities as well as communal kitchens, a laundry and a 'living hall' space are to be provided for residents. A private disabled-persons WC will also be provided on the ground floor. The applicant notes that the main entrance to the building (on Orchard Road) is already provided with a ramp giving level ground floor access, and that the existing lift is operational and useable for disabled access. It is noted that the larger pods are suitable for wheelchair access and that wide corridors and wheelchair turning areas will be delivered. Appropriate office space for use by four members of staff will also be provided. The building has a fire escape stair from the upper floor, the conversion of the building will require building control certification, and the applicant will establish appropriate procedure to safeguard residents and staff in the event of any fire.

9.2.5 The applicant notes that 'our average move-on time for single people is 31 days. The intention is for this to be short-term accommodation and for people to stay for very limited periods of time. It is not intended to be used as a permanent home and the nature of the accommodation reflects this.'

9.2.6 Overall, officers are satisfied that a sufficiently good quality of accommodation will be provided by this facility and that the rooms and service at the hostel will provide a safe place to stay for people who find themselves in need of support.

9.3 Traffic, transportation, parking, and refuse provision

9.3.1 The site has PTAL 3, meaning it has a good level of accessibility via public transport, and it is not within a controlled parking zone (CPZ).

9.3.2 Traffic and transportation officers state that the proposed use as a Rapid Assessment and Resettlement Hub for homeless men does not have a specific parking requirement set out in the London Plan or in local policy. They state that use as a hostel is unlikely to generate a high level of parking demand from the residents of the hostel, as they are unlikely to own a vehicle, and no concerns are raised about traffic impacts. It is noted that staff numbers for the hostel will be lower than were staff numbers for the existing office, when it was in use. The site provides 12 parking spaces and 2 disabled parking spaces, and this is acceptable to serve the proposed facility.

9.3.3 The applicant notes that 'Residents will not be permitted to have visitors at the property therefore the building will only be used by residents, staff and other relevant professionals.'

9.3.4 It is noted that no changes will be made regarding vehicular access to the site, the layout of the existing parking spaces will remain the same, and pedestrian access will also remain the same. The applicant states that 'Postal deliveries will be taken in by staff on the main manned reception' and transportation officers raise no concern regarding deliveries to the hostel, or regarding servicing.

9.3.5 The applicant notes that the arrangement for refuse collection will remain as the previous use, with commercial Eurobins located on Orchard Road for street collection, and it is stated that the hostel will have an Enfield Council waste collection contract. It will be required by condition that appropriate refuse and recycling provision is in place, prior to the occupation of the hostel.

9.4 Impact upon neighbouring amenity

- 9.4.1 Officers note that a relatively large number of objections to this planning application have been received from nearby residents who are concerned that an 'influx' of homeless men into the immediate area will be detrimental to quality of life for existing residents in the area, and also to the general appearance of the area as a whole. With regard to the issue of perceived potential increases in anti-social behaviour, which may be linked to or perpetrated by residents of the proposed facility, the applicant states that, 'before any placement is made, a full assessment is carried out as to the suitability of the placement' and that people who are placed into the Hub are expected to want the help and support of the service. Therefore, breaching the terms of the residential service agreements that residents will be required to enter into, through anti-social behaviour for example, is not in the interests of residents. As will be described below, the applicant is working alongside Metropolitan Police Service Designing Out Crime officers to help to ensure that the facility is as safe and secure as possible. It is again reiterated that this hostel is not a 'walk-in' service and that the hostel will house people who have been referred to the service by specialist staff.
- 9.4.2 Not discounting the concerns expressed in the objections received, John Wilkes House is situated in a high street location near shops and amenities, and it is situated in an area in which comings and goings naturally take place. The building was formerly used as an office and as a workplace and, although there are houses nearby, it is not situated on a wholly residential street. There are buildings in a mix of uses in the immediate vicinity.
- 9.4.3 It should also be noted that Environmental Health officers have raised no objection to this application. They have no concerns regarding noise, for example.
- 9.4.4 The building will be staffed on a 24-hour basis, and the residents are proposed to be housed in a caring and supported environment. Unfortunately, homeless people regularly experience prejudice and discrimination and it is important that the Council provide services to support homeless people, also in accordance with legal responsibility.
- 9.4.5 This proposal involves re-purposing a vacant Council-owned building to provide accommodation and support services for homeless men. The applicant states that they have necessary procedures in place as part of their 'Residents Service Agreements' to ensure that residents do not congregate on the streets around the hostel. The applicant runs an existing 'Somewhere Safe to Stay Hub' within the borough and they have not had significant issues with anti-social behaviour at this site.
- 9.4.6 Concern is raised by objectors that some occupants of the facility may be attracted into the nearby park, and the perception is that this could lead to anti-social behaviour in the park. Some residents of the proposed facility may use the park, but public parks are for use by all members of society and, essentially, the Council is proposing to house 'ordinary people' in need, who should not be distinguished as being separate to other people in society. It is also noted that taking action in the event of anti-social behaviour is primarily an issue for the Police, rather than for the planning process.
- 9.4.7 The proposed external physical changes to the existing building are very limited and therefore there are no loss-of-light or overshadowing impacts. In terms of the amenity of immediate neighbours, one currently boarded-over window will be brought back into use at the rear of the site, to provide natural light to pod 10. This will not result in harmful overlooking of property at 1 Orchard Road, for example, as demonstrated by the section drawing on the proposed elevations plan.

9.5 Crime, security and Metropolitan Police involvement

- 9.5.1 Policy DMD37 states that all development should create safe and secure places and comply with the principles of Secure By Design. The applicant notes that the site will be staffed on a 24-basis and that the site will be monitored by CCTV.
- 9.5.2 Metropolitan Police Designing Out Crimes officers were consulted on this application and they have requested that a condition requiring 'Secure By Design' security standards be applied to any grant of consent.
- 9.5.3 The case officer was also present at a meeting with the applicant and Metropolitan Police Designing Out Crime Officers, in which the applicant acknowledged the importance of an appropriately safe and secure site. This means CCTV must be installed to the standards advised by the police, and that doors, windows and relevant internal partitions are appropriately safe and secure, and also that the site has appropriate lighting in place. The applicant is willing to work with the Metropolitan Police to ensure that security measures are of a good and appropriate standard, prior to the occupation of the proposed hostel so that Secure By Design accreditation may be achieved.

9.6 Environmental sustainability and biodiversity

- 9.6.1 The Council's climate action and sustainability officer states that the change of use and retention of the existing building is welcome from a climate action perspective, due to the embodied carbon savings. Some concern is raised by the climate action officer that the submitted proposal does not include building fabric efficiency measures or energy supply improvements.
- 9.6.2 However, the submitted design and access statement explains that the building will make use of low-emission LED lights and that the existing PV array on the roof, which is currently not functional, will be recommissioned with the power provided subsequently reducing the building's CO2 emissions. It is also noted that the proposal is for temporary change of use and that the building offers flexibility for future adaptation and change of use. On balance, this is an acceptable approach to energy efficiency for this proposed temporary Hub.
- 9.6.3 It is noted that, in accordance with the Environment Act 2021, the development proposal is exempt from Biodiversity Net Gain delivery requirements. This is because the development does not impact an onsite priority habitat and because no change to the footprint of the building is proposed by this development.

9.7 Sustainable drainage

Sustainable drainage systems (SuDS) officers have stated that source control SuDS measures must be utilised for this development. They note that the installation of planters or rainwater harvesting butts would be sufficient for this development. A condition is recommended to ensure that these sustainable drainage enhancements are delivered, prior to the occupation of the hostel.

10.0 Community Infrastructure Levy (CIL)

As there is no new floor space created by the proposal, there is no liability to make a contribution under the CIL Regulations.

11.0 Equalities Impact

- 11.1 In line with the Public Sector Equality Duty the council must have due regard to the need to eliminate discrimination and advance equality of opportunity, as set out in section 149 of the Equality Act 2010. Section 149 of the Act requires public authorities to have due regard to several equality considerations when exercising their functions including decision making on planning applications. These considerations include: Eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under this Act; Advance equality of opportunity between persons who share a relevant protected characteristic (explained in detail below) and persons who do not share it; Foster good relations between persons who share a relevant protected characteristic and persons who do not share it.
- 11.2 The main objective of the duty has been to ensure public policies and programmes are implemented fairly, in particular with regard to their impact on the protected characteristics identified above. In making this recommendation, due regard has been given to the Public Sector Equality Duty and the relevant protected characteristics (age, disability, gender reassignment, marriage / civil partnership, pregnancy and maternity, race, religion or belief, sex, and sexual orientation).
- 11.3 When determining the planning application (and thereby accounting for the representations resulting from public consultation), the Council has considered the potential effects of the proposed development on those with protected characteristics as defined under the Equality Act 2010. In doing this, the Council has had due regard to equality considerations and attribute appropriate weight to such considerations. In providing the recommendation to Members that planning consent should be granted, officers have considered equalities impacts in the balance, alongside the benefits arising from the proposed development. The Council has also considered appropriate mitigation to minimise the potential effects of the proposed development on those with protected characteristics.
- 11.4 There are no statutory or regulatory requirements for the form or content of an equalities assessment. The scale and significance of such impacts cannot always be quantified, and it is common to address this through descriptive analysis of impacts and identifying whether such impacts are adverse or beneficial. The key elements of the Proposed Development which have an impact that could result in an equalities effect include the design and physical characteristics of the proposals subject to the planning application. Officers do not consider there would be a disproportionate equalities effect.
- 11.5 In line with the Human Rights Act 1998, it is unlawful for a public authority to act in a way which is incompatible with a Convention right, as per the European Convention on Human Rights. The human rights impact has been considered, with particular reference to Article 1 of the First Protocol (Protection of property), Article 8 (Right to respect for private and family life) and Article 14 (Prohibition of discrimination) of the Convention.
- 11.6 The Human Rights Act 1998 does not impair the right of the state to make decisions and enforce laws as deemed necessary in the public interest. The recommendation is considered appropriate in upholding the council's adopted and emerging policies and is not outweighed by any engaged rights.

12.0 Conclusion and recommendation

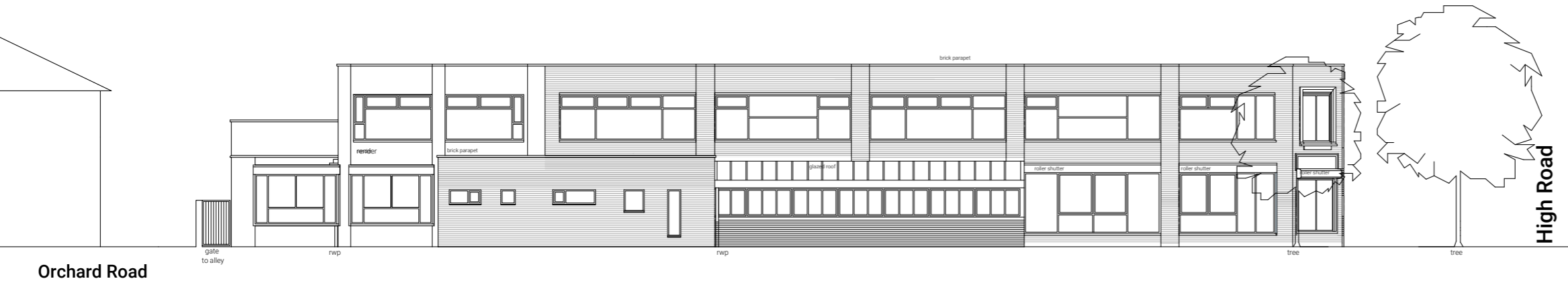
12.1 Having regard to the above assessment, to adopted policy, and to the presumption set out in the National Planning Policy Framework (NPPF) in favour of sustainable development, officers are of the view that the benefits of the scheme would outweigh any harm that it may cause. Given this, it is recommended that the development proposal is approved, subject to conditions.

The reasons for recommending approval are:

- i) The proposed development would provide specialist accommodation for homeless people, for which there is an identified need, in the London Borough of Enfield.
- ii) The proposal would make use of the existing vacant office building, for a temporary five-year period, providing a beneficial meanwhile use.
- iii) The proposal raises no design or transportation considerations which would render the proposal unacceptable.
- iv) The applicant will work with Metropolitan Police Designing Out Crime officers to ensure that the premises are appropriately safe and secure.

12.2 It is noted that residents have raised concerns about the siting of this proposed development in their area. The applicant is committed to working with the Metropolitan Police to ensure that the building achieves Secure By Design accreditation so that it is appropriately safe and secure. The applicant has outlined that this is not a 'walk-in' facility for homeless men but rather a facility that occupants will be referred into by specialist housing officers, following a process of robust risk assessment.

12.3 It must also be reiterated that there is currently an acute crisis of homelessness in Enfield and that this facility would provide much needed accommodation for up to 36 homeless men. The use of a temporary consent means that, were the homelessness crisis to abate in years to come, the building provides the flexibility for potential re-use as an office, and for future adaptation, as well as for future change of use.



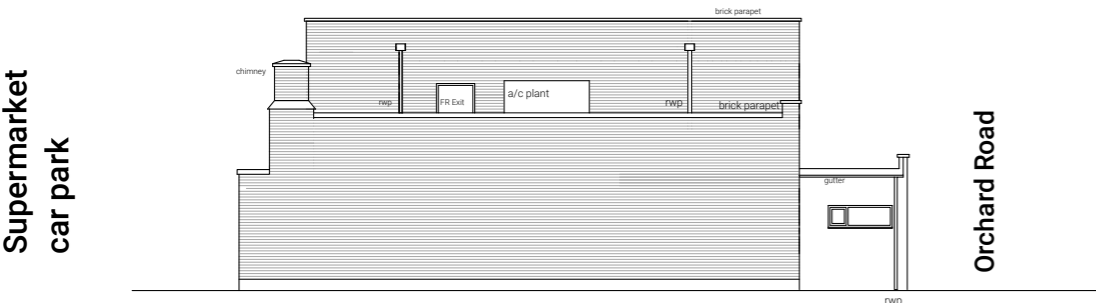
ORCHARD ROAD
EXISTING NORTH ELEVATION



HIGH ROAD
EXISTING WEST ELEVATION

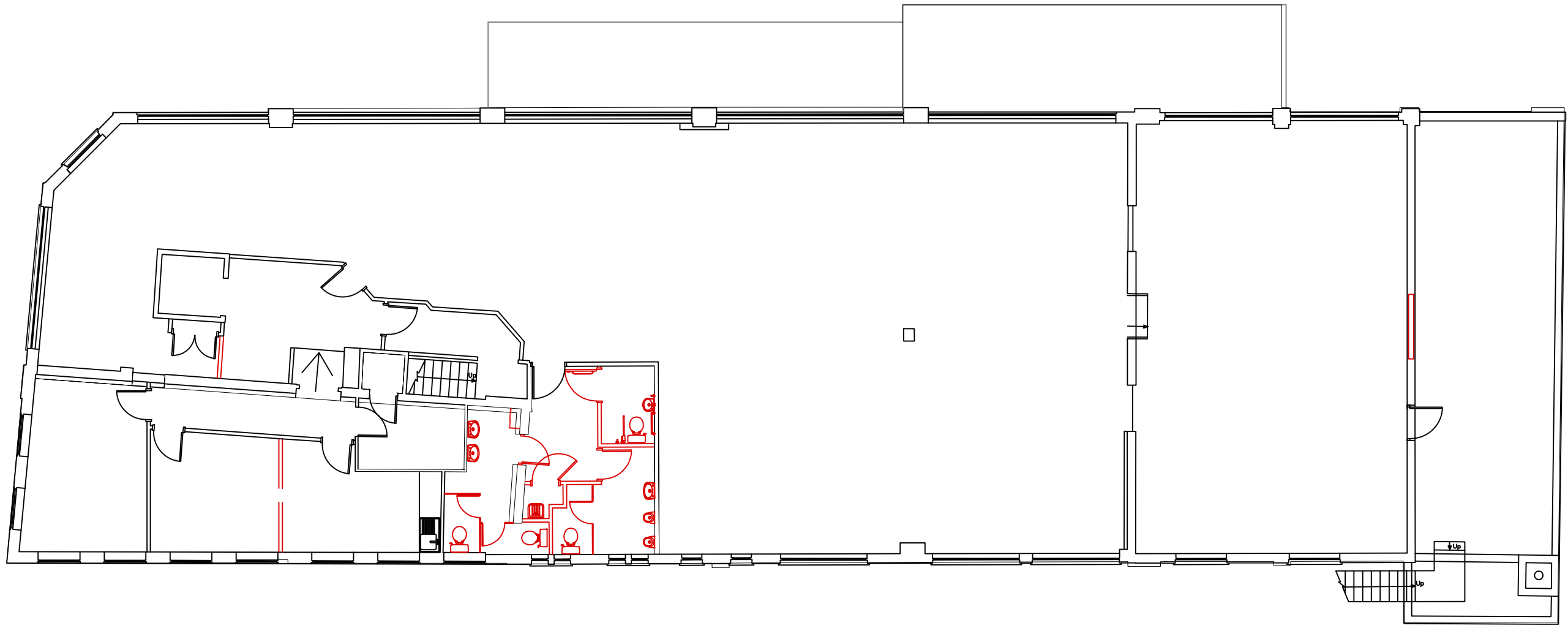


SUPERMARKET CAR PARK
EXISTING SOUTH ELEVATION

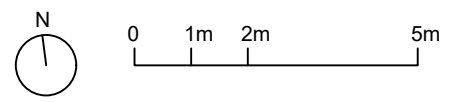


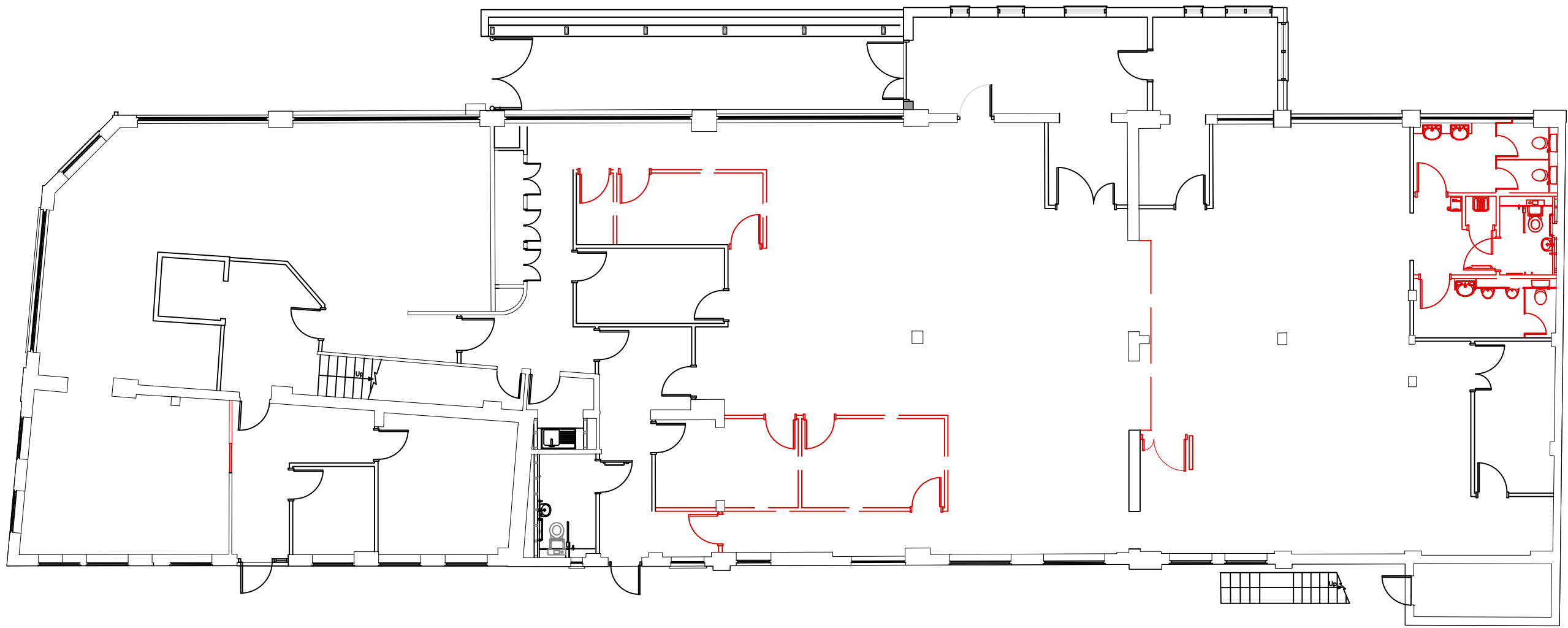
ORCHARD ROAD
EXISTING EAST ELEVATION

John Wilkes House
 Drawing No A120
 Existing Elevations
 Scale 1:200 @ A3
 Revision -
 Issued 25.03.2025
 Issued for Planning
 Drawn by Enfield Council Architecture Team

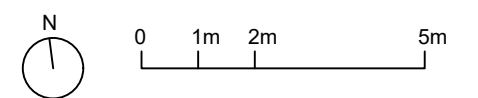


John Wilkes House
Drawing A101
Existing First Floor showing Demo
Scale 1:150 @ A3
Revision A
Issued 25.03.2024
Issued for Planning
Drawn by Enfield Council Architecture Team





John Wilkes House
Drawing No A100
Existing Ground Floor showing Demo
Scale 1:150 @ A3
Revision A
Issued 25.03.2024
Issued for Planning
Drawn by Enfield Council Architecture Team



Site Photos:

For the planning application proposals by

ENFIELD  **Housing, Regeneration & Growth**
Council

for a hostel to house the homeless at:

John Wilkes House,
79 High Street, Enfield EN3 4EN

Arial photos of the existing premises



View from the North East



View from the North West



View from the South West

Site photos of the existing premises



South elevation



Former main corner entrance



West elevation



South west corner

Site photos of the existing premises



Part south elevation - shutters raised



Part south elevation - escape stair & boiler rm. detail, shutters raised

Site photos of the existing premises



Towards main entrance on Orchard Road



Alleyway to east to 1 Orchard Road



North elevation to Orchard Road



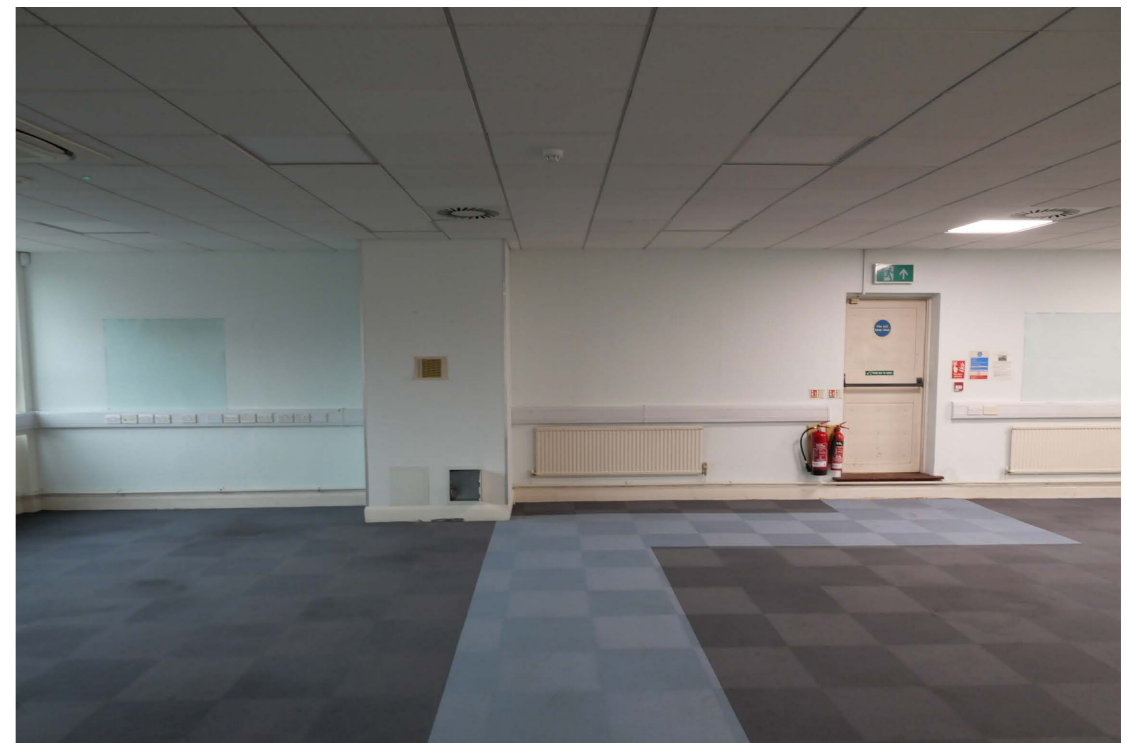
Site photos of the existing premises



Grd. fl. interior north west corner



1st. fl. interior north east corner



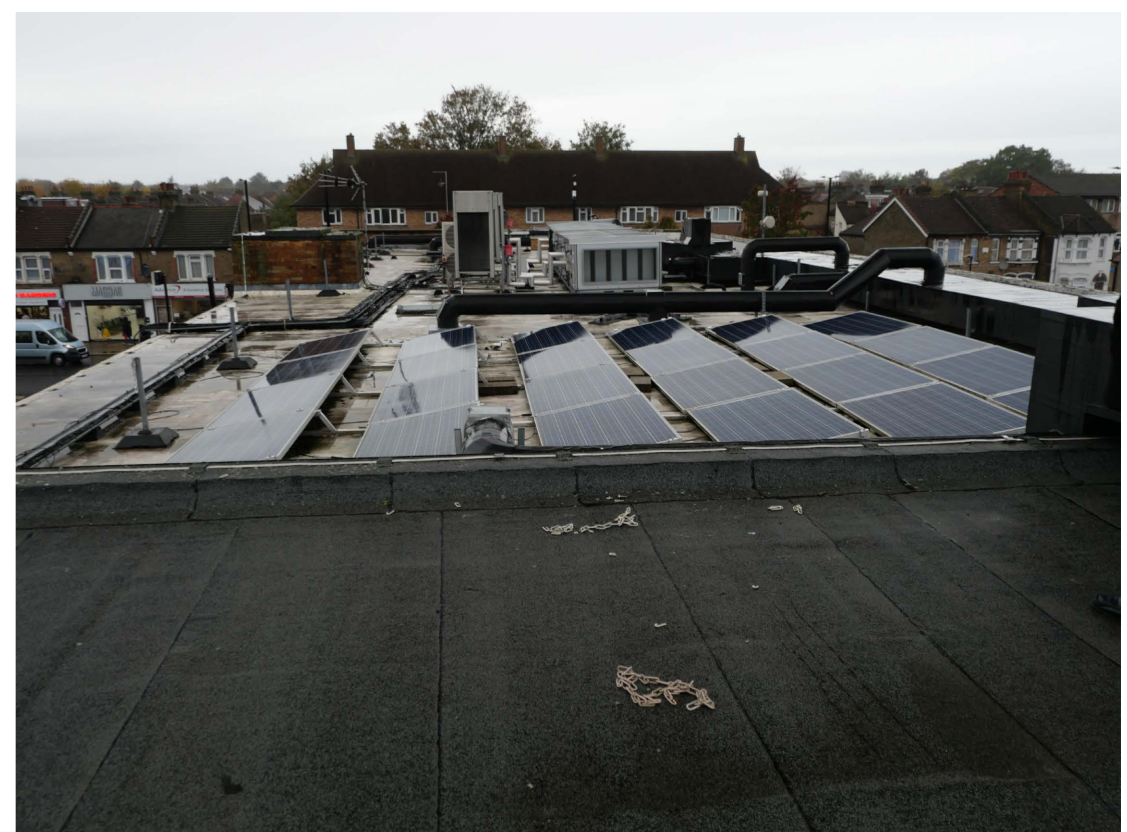
1st. fl. interior east gable with existing fire escape



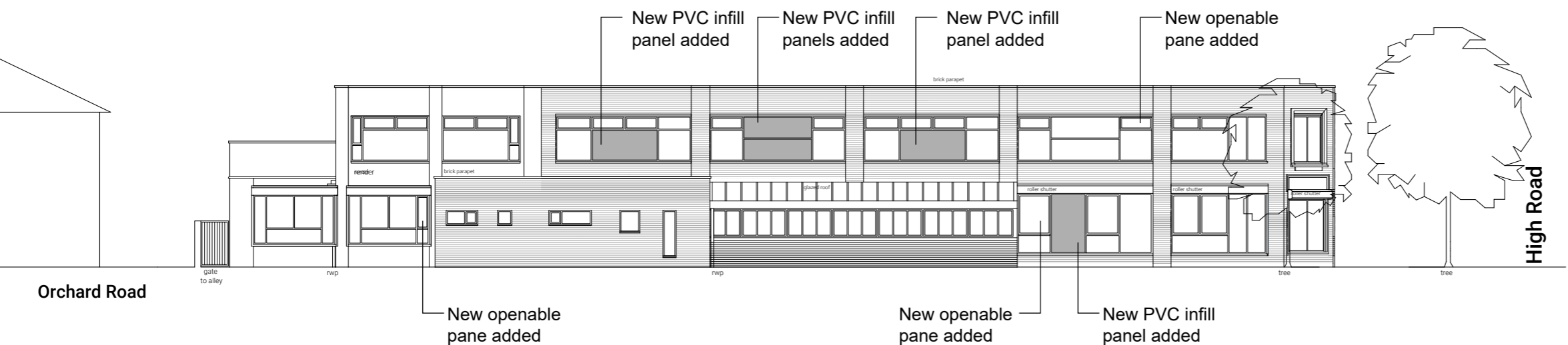
1st fl. roof terrace to east with AC plant



1st fl. roof terrace to east showing security screen on fire escape route with plant room chimney



Roof level looking west showing AC plant, PV arrays & brick upstanding tank room



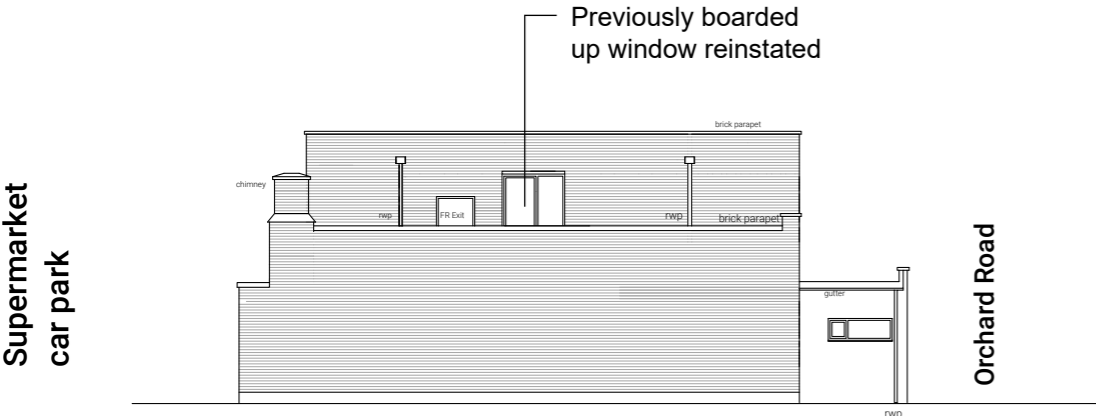
ORCHARD ROAD
PROPOSED NORTH ELEVATION



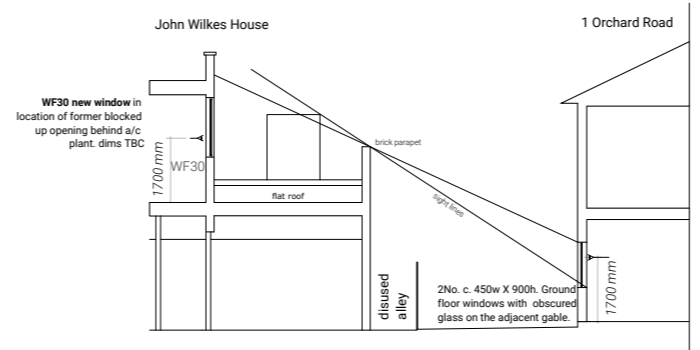
HIGH ROAD
PROPOSED WEST ELEVATION



SUPERMARKET CAR PARK
PROPOSED SOUTH ELEVATION

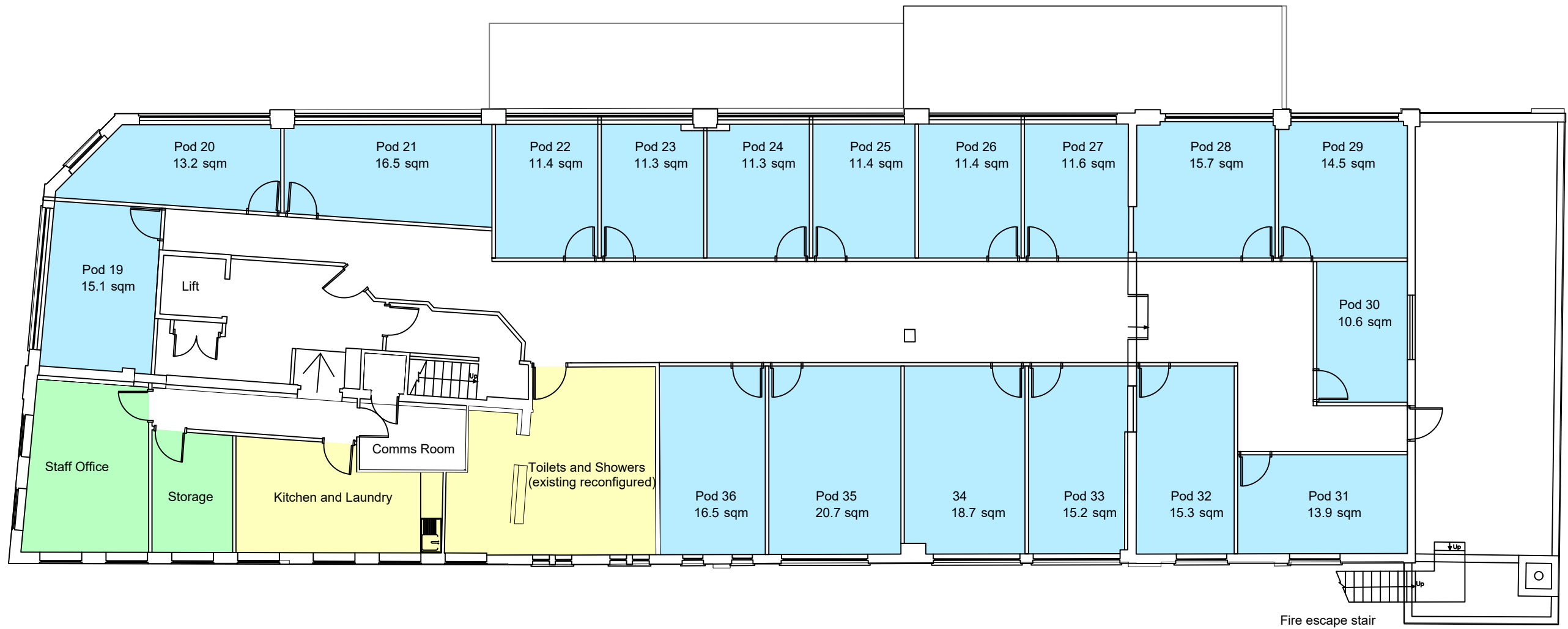


ORCHARD ROAD
PROPOSED EAST ELEVATION

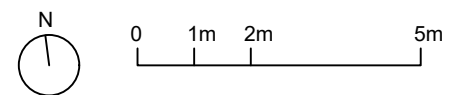


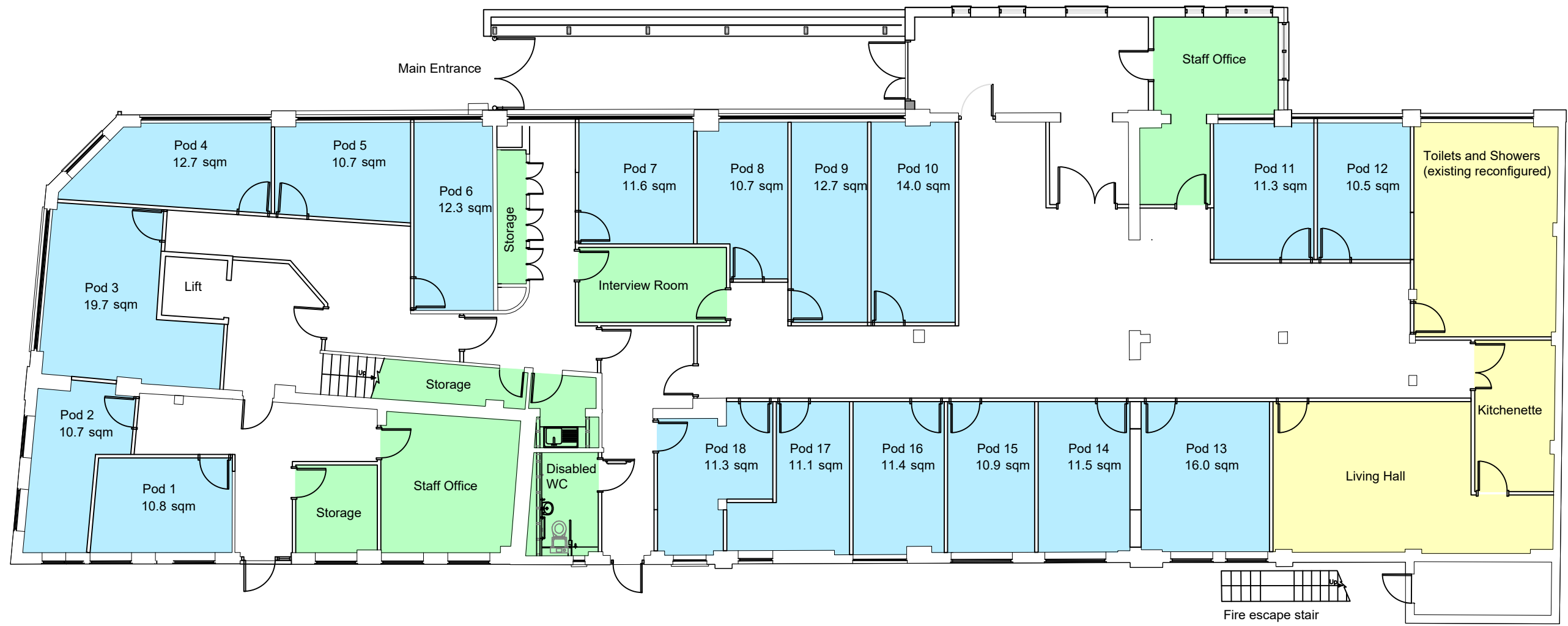
SECTION TO 1 ORCHARD ROAD

John Wilkes House
Drawing No A400
Proposed Elevations
Scale 1:200 @ A3
Revision -
Issued 25.03.2025
Issued for Planning
Drawn by Enfield Council Architecture Team

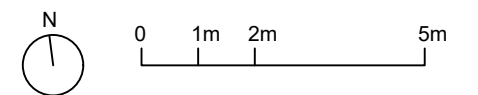


John Wilkes House
Drawing A201
Proposed First Floor
Scale 1:150 @ A3
Revision A
Issued 22.03.2024
Issued for Planning
Drawn by Enfield Council Architecture Team





John Wilkes House
Drawing No A200
Proposed Ground Floor
Scale 1:150 @ A3
Revision A
Issued 25.03.2024
Issued for Planning
Drawn by Enfield Council Architecture Team

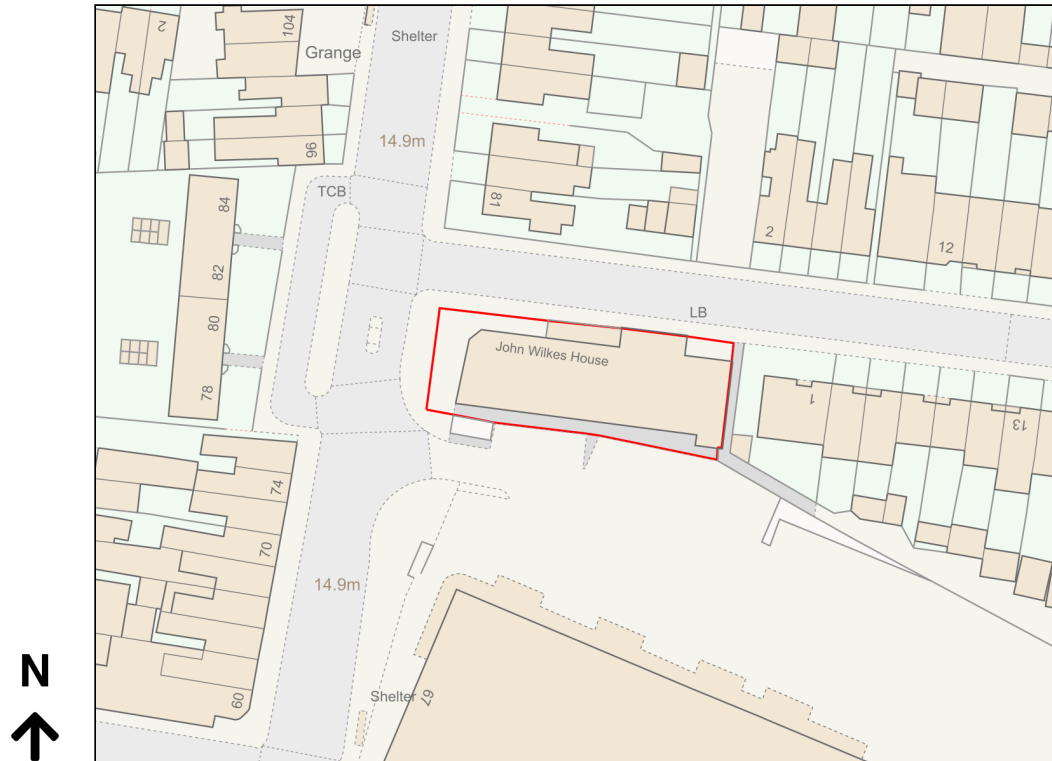


Location Plan

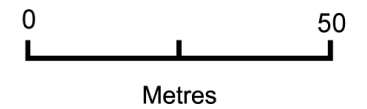
Site Address: John Wilkes House, 79, High Street, Enfield, EN3 4EN

Date Produced: 03-Apr-2024

Scale: 1:1250 @A4

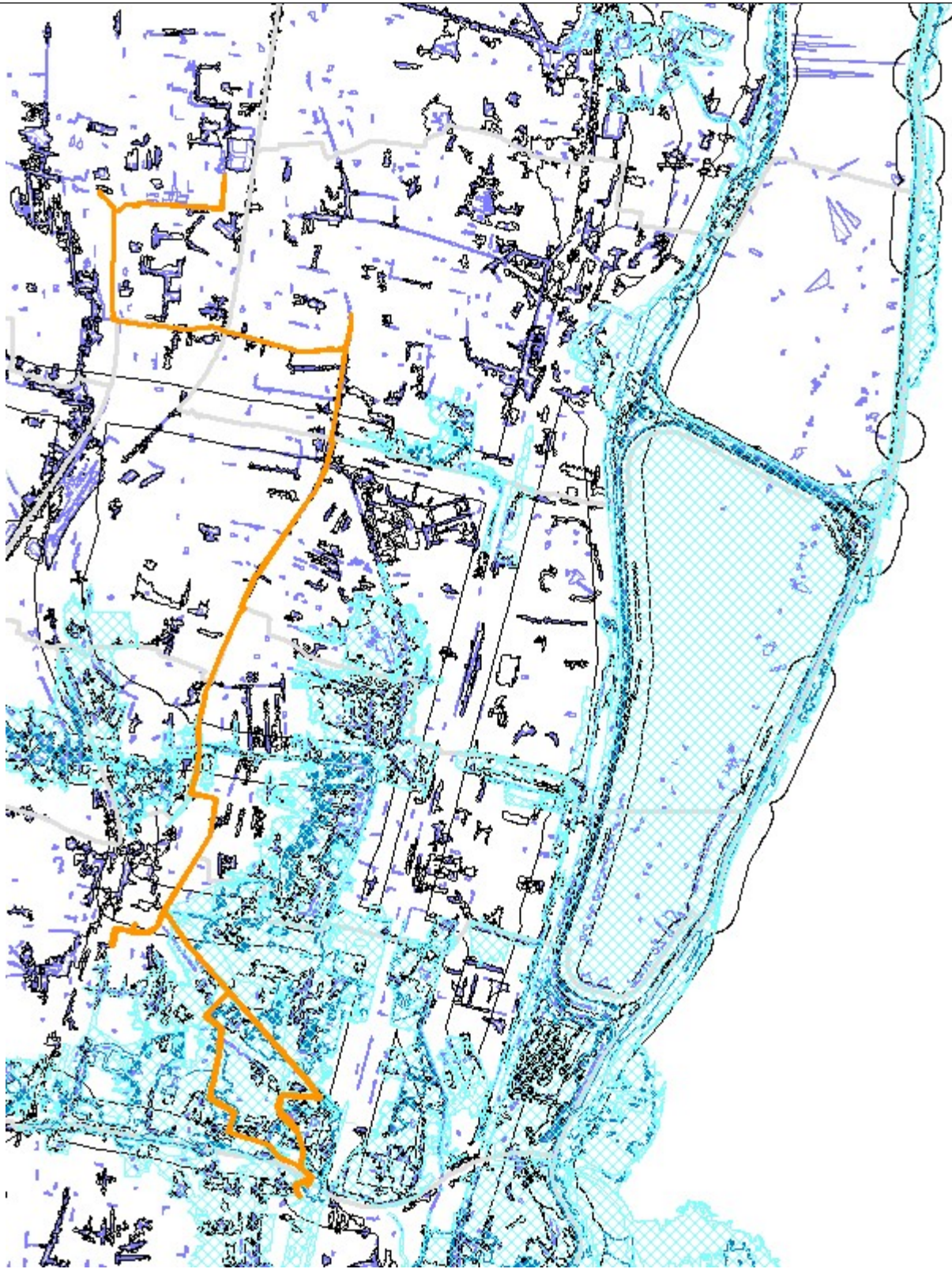


Planning Portal Reference: PP-12943642v1



LONDON BOROUGH OF ENFIELD		
PLANNING COMMITTEE	Date: 18th June 2024	
Report of Karen Page – Head of Planning & Building Control	Contact Officers: Samuel Wong – Case Officer Sharon Davidson – Planning Decisions Manager	Category Major
Ward Southbury	Councillor Request No	
LOCATION: Enfield District Heat Network Between Southbury Road EN1 Hertford Road And St Martins Road N9		
APPLICATION NUMBER: 24/01437/FUL		
PROPOSAL: Amendment to Phase 1 of a Borough-wide district heat distribution network in Enfield comprising pipework of approximately 7km in length as approved under application reference 22/00047/FUL, the proposed part of the route comprising a diversion along Rays Road, Montagu Road and Kenninghall Road, and then a further diversion under the North Circular Road (A406) before connecting with the remainder of the approved route near the junction of Leopold Road with Albany Road. Proposed leak detection cabinets to be located along part of the revised route.		
Applicant Name & Address: D3 Associates Limited c/o DRK Planning Limited 215 Alfred Court 53 Fortune Green Road London NW6 1DF		Agent Name & Address: Mr David Kemp DRK Planning Ltd 215 Alfred Court 53 Fortune Green Road West Hampstead NW6 1DF
RECOMMENDATION: 1. That planning permission be GRANTED subject to conditions. 2. That the Planning Decisions Manager be granted delegated authority to finalise the wording of the conditions to cover the matters in the Recommendation section of this report.		

Ref: 24/01437/FUL LOCATION: Enfield District Heat Network, Between Southbury Road EN1, Hertford Road And , St Martins Road



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Scale 1:1250

North



1. Note for Members

- 1.1. The application is reported to the Planning Committee because it is classified as a major development. In addition, the applicant for the development is closely associated with Enfield Council and in accordance with the scheme of delegation, is reported to the Planning Committee for determination.
- 1.2. The applicant acts on behalf of Energetik, a local energy company owned by Enfield Council to supply heat and hot water to homes and businesses across North London.

2. Recommendation

- 2.1. That planning permission be **GRANTED** subject to following conditions.
- 2.2. That the Planning Decisions Manager be granted delegated authority to finalise the wording of the conditions to cover the matters in the Recommendation section of this report.

1. Limited Time Period Permission

The development to which this permission relates must be begun not later than the expiration of three years beginning with the date of the decision notice.

Reason: To comply with the provisions of S.51 of the Planning & Compulsory Purchase Act 2004.

2. Approved Plans

The development hereby permitted shall be carried out in accordance with the approved plans as set out in the attached schedule which forms part of this notice.

5001 Rev C01
8001 Rev C05
3605-VED-00-XX-DWG-CV-011000 Rev A03
3605-VED-00-XX-DWG-CV-011002 Rev A03
3605-VED-00-XX-DWG-CV-011003 Rev A01
3605-VED-00-XXDWG-CV-013002 Rev A04
3605-VED-00-XXDWG-CV-013003 Rev A04
0001 Rev P01
0004 Rev 002
0006 Rev C01
0007 Rev C01
0008 Rev C02
0009 Rev P02
0010 Rev 001
0010 Rev P02
0011 Rev 001
0011 Rev C04
0012 Rev 002
0012 Rev C04

0013 Rev 001
0014 Rev 001
0015 Rev 001
0016 Rev 001
0017 Rev 001
0018 Rev 001
0019 Rev 003
0020 Rev 001
0023 Rev P01
1665-ENF-D3A-00-XX-DR-M-0054D Rev P09
1665-ENF-D3A-00-XX-DR-M-0058 Rev R01
1665-ENF-D3A-00-XX-DR-M-0059 Rev R01
1665-ENF-D3A-00-XX-DR-M-0063 Rev R02
001 Traffic Management Proposal - Montagu Road Jc Conduit Lane
001 Traffic Management Proposal - Kenninghall Road Lane Reduction
001 Traffic Management Proposal - Kenninghall Road Traffic Lights
001 Traffic Management Proposal - Rays Road
Technical Note dated 2 Apr 2024
Planning Statement dated 30 Apr 2024
Energetik Meridian Water Heat Network Zone 1A - Management of Contaminated Ground Rev 4
Phase 1 Arboricultural Impact Assessment Version 4.0 dated 24 May 2024
Construction Environmental Management Plan dated Mar 2024
Ecological Management Plan dated Mar 2024
Ecological Assessment Version 2.0 dated Apr 2024
Biodiversity Net Gain Report Version 2.0 dated Apr 2024
Biodiversity Net Gain Metric
BNG Declaration Form
Archaeological Desk-Based Assessment dated Mar 2024
Written Scheme of Investigation for Archaeological Observation dated Apr 2024
Sustainable Urban Drainage Method Statement
Flood Risk Assessment Report

Reason: For the avoidance of doubt and in the interests of proper planning.

3. Air Quality

All Non-Road Mobile Machinery (NRMM) of net power of 37kW and up to and including 560kW used during the course of the demolition, site preparation and construction phases shall comply with the emission standards set out in chapter 7 of the GLA's supplementary planning guidance "Control of Dust and Emissions During Construction and Demolition" dated July 2014 (SPG), or subsequent guidance. Unless it complies with the standards set out in the SPG, no NRMM shall be on site, at any time, whether in use or not, without the prior written consent of the local planning authority. The developer shall keep an up to date list of all NRMM used during the demolition, site preparation and construction phases of the development on the online register at <https://nrmm.london/>

Reasons: In the interests of good air quality with regard to London Plan (2021).

4. Contamination Compliance

The development shall be undertaken in accordance with Energetik Meridian Water Heat Network Zone 1A - Management of Contaminated Ground Rev 4

and shall be carried out in accordance with the contaminated management measures set out in the aforementioned document.

Reason: To avoid risk to public health and the environment.

5. Unidentified Contamination

If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until the developer has submitted and obtained written approval from the Local Planning Authority for, an amendment to the remediation strategy detailing how this unsuspected contamination shall be dealt with.

Reason: To protect against risks arising from contamination

6. Tree Protection Compliance

The development shall be undertaken in accordance with Phase 1 Arboricultural Impact Assessment Version 4.0 dated 24 May 2024 and shall be carried out in accordance with tree protection and mitigation measures set out in the aforementioned document.

Reason: To ensure trees to be retained will not be damaged during construction works and to protect and enhance the appearance and character of the site and locality, in accordance with DMD 80 and pursuant to section 197 of the Town and Country Planning Act 1990.

7. Construction Environmental Management Plan Compliance

The development shall be carried out in accordance with the Construction Environmental Management Plan dated March 2024.

Reason: To minimise impacts on biodiversity in accordance with Paragraph 180 of the NPPF (2023), Policy G6 of the London Plan (2021) and Policy CP 36 of the Core Strategy (2010).

8. Ecological Enhancement measures

The ecological enhancement measures detailed in section 5.0 of Appendix A of the Construction Environmental Management Plan dated March 2024 shall be implemented in full and prior to first use of the development a concise report, including a plan and photos of the ecological enhancement measures shall be submitted to and approved in writing by the local planning authority.

Reason: To protect and enhance biodiversity in accordance with Paragraph 180 of the NPPF (2023), Policy G6 of the London Plan (2021) and Policy CP 36 of the Core Strategy (2010).

9. River Culverts

No works approved by this application within an individual development zone or section shall commence until a detailed condition survey is undertaken of any main river culverts where the proposed pipework crosses or passes within 8

meters. The survey(s) will be submitted to, and approved by, the local planning authority in consultation with the Environment Agency.

Details of any improvement works shall be included along with proposed timings. Any required maintenance or replacement of the culverts will need to be undertaken prior to construction of any heat network infrastructure within 8 meters of a main river.

Reason: The current condition of the culverts is unknown and could be impacted by the proposed construction works. A collapse of a culvert can cause considerable flooding to the area. To prevent this, the applicant must demonstrate the current condition of the culvert and any improvement works required to ensure the structural integrity will not be compromised.

3. Executive Summary

- 3.1. The application site concerns the areas around Kenninghall Open Space. The application seeks approval for the diversion of the approved first phase of a decentralised energy network that will eventually cover large areas of the London Borough of Enfield and some areas of neighbouring London Boroughs.
- 3.2. Decentralised energy networks are encouraged and supported in local, regional, and national planning policies and major developments are required to connect to existing or planned energy networks whenever possible. Several major developments within the Borough have already installed or are installing the equipment and infrastructure necessary to connect to the subject energy network.
- 3.3. The proposed diverted route would be circa 500m within the approved 7km first phase network. The first phase network extends from the Meridian Water/Edmonton area in the south of the Borough towards the north. There will be three phases following this phase to complete the total 23km pipeline network.
- 3.4. The Energetik/Lee Valley Heat Network is supplied with energy from the adjacent EcoPark/North London Heat and Power Project facility to the north, which generates energy from waste.
- 3.5. The primary reasons for recommending approval are:
 - The development and expansion of low carbon decentralised energy networks is strongly supported throughout all levels of planning policy.
 - The development would form part of the decentralised energy network, which is both encouraged and required by local and regional plans and policies and enables the wider delivery of actual service to progress. It will facilitate further expansion of the network as well, allowing development in the future to benefit from connecting to the network.
 - The development complies with relevant planning policy where identified in this report, or compliance can be ensured through the use of planning conditions that have been proposed.
- 3.6. The proposal is considered acceptable in particular having regard to Policies GG1, SI2, and SI3 of the London Plan, Policy CP20 of the Core Strategy and Policies 51 and 52 of the Development Management Document.

4. Site and Surroundings

- 4.1. The subject site concerns a diversion of an approved pipe network connected to the district heat network. The approved pipe network spans across several wards and is approximately 7km in length. The vast majority of the piping will be located within the public highway, buried under road and pedestrian surfaces.

- 4.2. The proposed diversion relates only to the south section of the approved Phase 1 route A1A (as indicated in Figure 1) comprising the areas along Rays Road, Montagu Road and Kenninghall Road, and then a further diversion under the North Circular Road (A406) (as indicated in Figure 3).
- 4.3. The diverted area covers the following planning designations:
- Edmonton Leaside Area Action Plan
 - Place Shaping Priority Area
 - Locally Significant Industrial Site
 - Flood Zones 2, 3 and 3b
- 4.4. Kenninghall Open Space, where the diversion would only run along its fringe, is a Local Open Space.
- 4.5. Figures 1 and 2 depict the approved route whilst Figure 3 depicts the proposed amended route:

[see next pages]

Figure 1 – Approved route: Beginning near Meridian Water in the south and running north

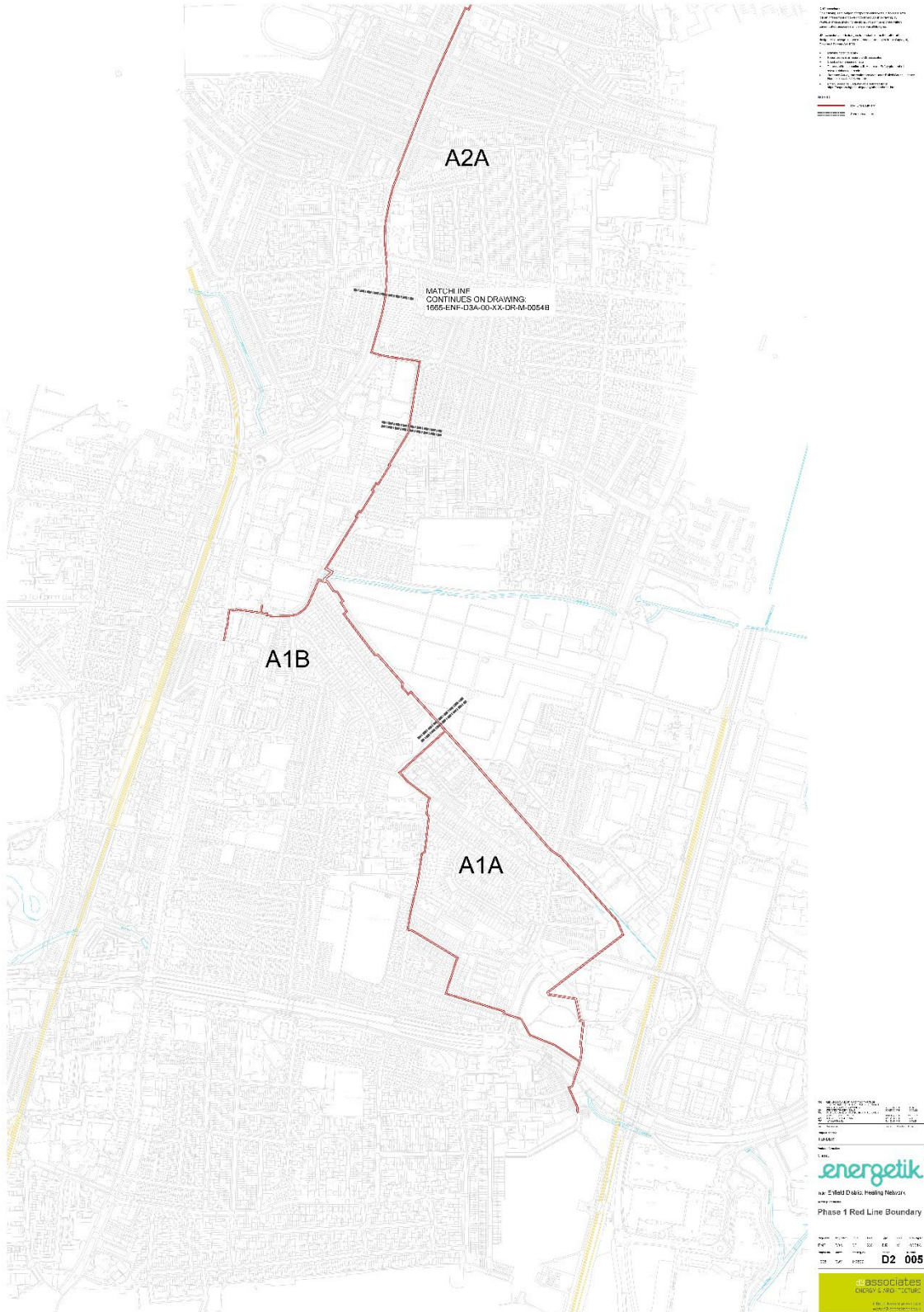


Figure 2 – Approved route: Continuing north from proceeding drawing

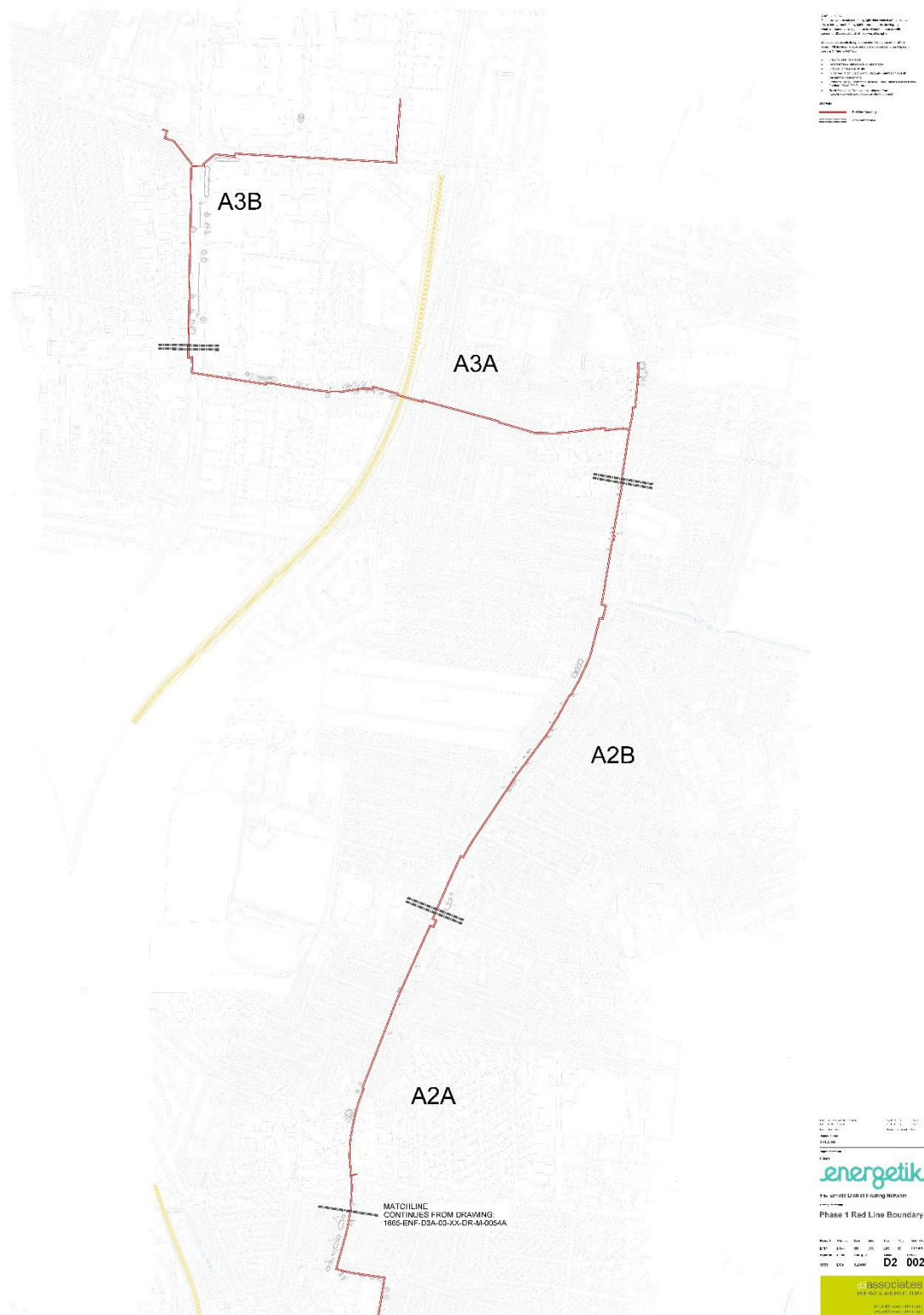
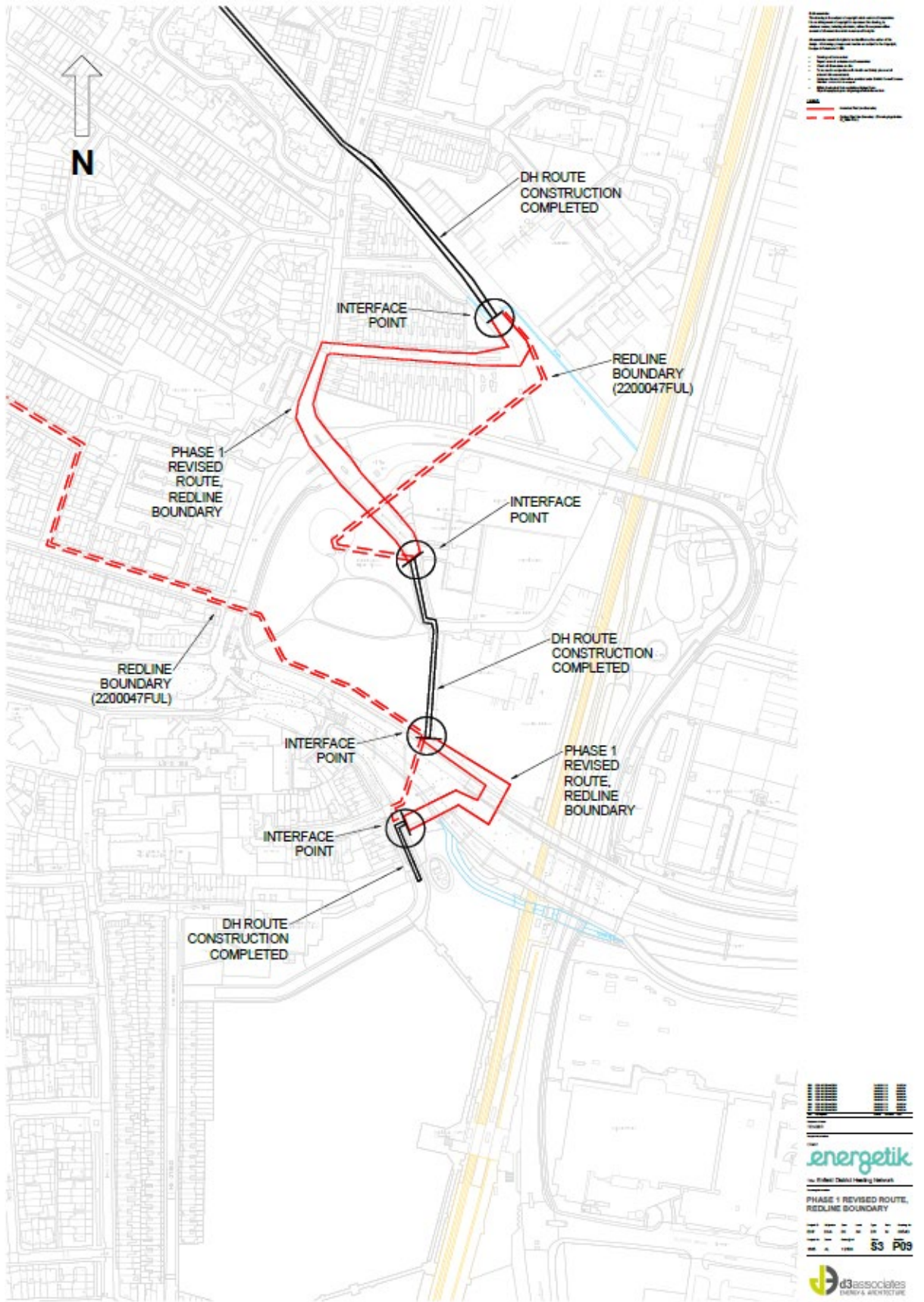


Figure 3 – Proposed diversion



5. Proposal

- 5.1. The proposal seeks to divert the approved heating pipe network. The diverted sections measure circa 500m. There would be two sections of diversion (north and south) which would be connected to the constructed network. The north section would avoid the need to run into Kenninghall Open Space, which was previously approved. Instead, the proposed route would run along Rays Road and Kenninghall Road, briefly aligning with the approved route along Kenninghall Road, before taking another diversion passing under A406 North Circular and crossing above Pymmes Brook (south section of diversion).
- 5.2. The majority of the pipework would be installed within the carriageway with at least 800mm cover to the crown of the pipe. Part of the south section would cross above the culvert of Pymmes Brook with steel pipe support structures
- 5.3. Two cabinets would be erected along the diverted pipeline, one being located on Kenninghall Road and the other one being located on Albany Road. The cabinets would measure 836mm in height, 600mm in width and 260mm in depth, painted in green.

6. Relevant Planning History

- 6.1. The following is the primary planning application associated with the district heat network.

Reference	Description	Decision	Date
18/04517/FUL	Construction of a new district heating energy centre building and phase 1 of the associated buried heat network piping which extends westward into the wider borough.	S106 Granted with Conditions	11 January 2021
<p>Officer Note: This was an application for Energetik's operational hub for the decentralised energy network pipes and an extension of the piping to Meridian Water. This was also called phase 1 but was specific to an extension to Meridian Water.</p> <p>The energy centre building is located at 4 Advent Way, to the north of the North Circular Road.</p>			

- 6.2. The following are similar, albeit smaller scale applications to extend piping to connect to various developments, in anticipation of the full decentralised energy network being built.

Reference	Description	Decision	Date
19/02282/FUL	Installation of district heating pipework.	Granted with Conditions	24 October 2019
<p>Officer Note: This was an application to install connecting pipework between Alma Estate and the Electric Quarter for future connection to the wider decentralised energy network.</p>			
21/02036/FUL	Installation of district heating pipework and all associated works including pipework and connections on external elevations of properties	Granted with Conditions	29 July 2021
<p>Officer Note: This application was associated with properties along Naylor Grove, EN3.</p>			

21/02587/FUL	Installation of district heating pipework and all associated works including pipework and connections on external elevations of properties.	Granted with Conditions	16 September 2021
Officer Note: This application was associated with properties along South Street, EN3.			
22/00013/RE4	Extension of Ponders End Heat Network to supply low carbon heat to the Swan Annexe.	Granted with Conditions	17 March 2022
Officer Note: This application was associated with properties at Swan Annexe, adjacent to High Street, Ponders End.			

6.3. The following relates to the proposals which the current proposal now seeks to amend.

Reference	Description	Decision	Date
22/00047/FUL	Phase 1 of new 23km Borough-wide district heating distribution network in Enfield comprising at this stage pipework of approximately 7km in length.	Granted with Conditions	3 October 2022
22/03867/CND	Details pursuant to ref: 22/00047/FUL: Contamination (5) for Phase 1 of new 23km Borough-wide district heating distribution network in Enfield comprising at this stage pipework of approximately 7km in length.	Granted	26 January 2023
22/04214/CND	Details pursuant to ref: 22/00047/FUL: Archaeology (3) for Phase 1 of new 23km Borough-wide district heating distribution network in Enfield comprising at this stage pipework of approximately 7km in length.	Granted	17 January 2023
23/00383/CND	Details pursuant to ref: 22/00047/FUL: Construction Environmental Management Plan (8) for Phase 1 of new 23km Borough-wide district heating distribution network in Enfield comprising at this stage pipework of approximately 7km in length.	Granted	27 January 2023
23/01293/CND	Details pursuant to Ref: 22/00047/FUL for River Culverts-Special Inspection Report (7) in respect of Phase 1 of new 23km Borough-wide district heating distribution network in Enfield comprising at this stage pipework of approximately 7km in length.	Withdrawn	
Officer Note: 22/00047/FUL is the original application to which the current application seeks amendments. The rest of the applications in this table are the discharge of condition applications associated with the original application.			

7. Consultation

Statutory and Non-Statutory ConsulteesInternal

- 7.1. Ecology:
No objections.
- 7.2. Environmental Health:
No objections.
- 7.3. Highway Services:
No objections.
- 7.4. Flood risk and SuDS:
No objections.
- 7.5. Heritage
No objection
- 7.6. Tree:
No objections.

External

Cadent Gas: No comments received.

- 7.7. Environment Agency:
No objections. Flood Risk Activity Permit should be applied separately.
- 7.8. Historic England (GLASS):
The consultee does not consider this application necessary to be notified nor suggest any pre-commencement conditions.
- 7.9. Natural England:
No objections.
- 7.10. Thames Water: No comments received.
- 7.11. Transport for London:
No objections.

Public Consultation

- 7.12. Consultation letters dated 16 May 2024 were sent to 90 neighbouring and nearby properties. Notice was also displayed at the site (dated 15 May 2024) and published in the local press (dated 22 May 2024).
- 7.13. In response no representations have yet been received. Any comments received will be reported at the meeting.

8. Relevant Planning Policies

8.1. Section 70(2) of the Town and Country Planning Act 1990 requires the Committee have regard to the provisions of the development plan so far as material to the application: and any other material considerations. Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires planning decisions to be made in accordance with the development plan unless material considerations indicate otherwise.

8.2. National Policy

National Planning Policy Framework 2023 (NPPF)
National Planning Practice Guidance (PPG)

8.3. London Plan (2021)

The London Plan together with Enfield's Local plan forms the Development Plan for this application. It is the overall strategic plan for London setting out an integrated economic, environmental, transport and social Framework for the development of London for the next 20-25 years. The following policies of the London Plan are considered particularly relevant:

GC6: Increasing efficiency and resilience

D4: Delivering good design

HC1: Heritage conservation and growth

G6: Biodiversity and access to nature

G7: Trees and woodlands

SI 1: Improving air quality

SI 2: Minimising greenhouse gas emissions

SI 3: Energy infrastructure

T1: Strategic approach to transport

1.1. Core Strategy (2010)

The Core Strategy was adopted in November 2010 and sets out a spatial planning framework for the development of the Borough through to 2025. The document provides the broad strategy for the scale and distribution of development and supporting infrastructure, with the intention of guiding patterns of development and ensuring development within the Borough is sustainable. The following policies of the Core Strategy is considered particularly relevant:

CP 20: Sustainable Energy Use and Energy Infrastructure

CP 30: Maintaining and Improving the Quality of the Built and Open Environment

CP 31: Built and Landscape Heritage

CP 36: Biodiversity

1.2. Development Management Document (2014)

The Council's Development Management Document (DMD) provides further detail and standard based policies by which planning applications should be determined. Policies in the DMD support the delivery of the Core Strategy. The following local plan Development Management Document policies are considered particularly relevant:

DMD 37: Achieving High Quality and Design-Led Development

DMD 44: Conserving and Enhancing Heritage Assets

DMD 51: Energy Efficiency Standards

DMD 52: Decentralised Energy Networks

DMD 80: Trees on Development Sites

8.4. Edmonton Leaside Area Action Plan (2020)

EL17: Redevelopment of the EcoPark Site

EL26: The Meridian Water Heat Network

8.5. Other material considerations

Decentralised Energy Network Technical Specification SPD (2015)

8.6. Emerging Local Plan

The Council published the Enfield Local Plan 2019-2041 for Regulation 19 Consultation between 28 March and 20 May 2024. The Enfield Local Plan is at an advanced stage of preparation and is considered by the council to be sound and will not be modified significantly prior to examination. The NPPF Paragraph 48 states that decision-makers may give weight to relevant policies in emerging plans according to their stage of preparation, the extent to which there are unresolved objections to relevant policies, and their degree of consistency with policies in the NPPF 3. For example, a policy that receives few objections at the Regulation 19 consultation can be given more weight than a policy that receives many objections. As such, policies must be considered on a case-by-case basis for larger schemes during the consultation and examination period and the weight given to specific policies must be determined at the time a decision is made. Enfield's [adopted](#) Development Plans remain the starting point for decision making until the new Enfield Local Plan is adopted.

9. Analysis

9.1. The main issues arising from this proposal to consider are:

- Principle of development
- Character and appearance of the site and surrounding area
- Environmental health
- Transportation and highways
- Trees and ecology
- Drainage and flooding
- Archaeology

Principle of Development

- 9.2. The principle of installing and strategically expanding decentralised energy networks and associated infrastructure is fully supported and encouraged by policy DMD 52 of the Enfield Development Management Document (2014) and CP 20 of the Enfield Core Strategy (2010), as well as the Enfield Decentralised Energy Network Technical Specification Supplementary Planning Document (2015). The National Planning Policy Framework and policy SI3 of the London Plan (2021) further reinforce the support for decentralised energy networks.
- 9.3. Decentralised energy networks generate energy at the point of distribution, in this case an existing energy from waste facility that is currently being replaced and upgraded with modernised technology and methods. Power and/or heat is then distributed in a network of underground pipelines.
- 9.4. Policies DMD 51 and DMD 52 require new developments to connect to decentralised networks if nearby, contribute towards extensions of the network if feasible to do so, or if the network does not yet exist but is planned then to commit to connect to the network in the future when available.
- 9.5. The principle of the development of the application decentralised energy network has been agreed upon in the previous application 22/00047/FUL. The current proposal to divert part of the network would be consistent with the approved principle.

Character and appearance of the site and surrounding area

- 9.6. The north section of the diversion would be laid underground. The south section would rise from below ground, supported by concrete foundations and headwalls running underneath the A406 North Circular and above Pymmes Brook. The majority of the above ground piping would be enclosed by 2m high fencing.
- 9.7. The above ground piping in the south section would be mainly located in an undeveloped area underneath the North Circular. The area, which is located within a Locally Significant Industrial Site, is mainly industrial with limited distinctive character. Therefore, the proposed structure would not adversely impact the appearance and the character of the local area.
- 9.8. Two cabinets would be erected along the diverted pipeline, one being located on Kenninghall Road and the other one being located on Albany Road. The cabinets would measure 836mm in height, 600mm in width and 260mm in depth, painted in green. It is considered that they would be in discreet locations and given the size of the cabinet, they would have limited visual impact.

Environmental Health

Air quality

- 9.9. Policy SI 1 of the London Plan (2021) requires that development proposals control, and where possible improve, air quality within London. The proposed diversion concerns only 500m of the approved network. Given the scale of the development, it is considered that the proposal would not significantly impact air quality. The Council's Environmental Health Officer raised no objection in this regard. A condition is applied to require non-road mobile machinery to comply with the GLA's supplementary planning guidance Control of Dust and Emissions During Construction and Demolition (2014) to control dust during construction works.

Contamination

- 9.10. A contamination management plan has been submitted along with the application. The Environmental Health Officer is satisfied with the measures suggested in the management plan and considers the measures to be sufficient. A condition is applied to require the compliance of the management plan.
- 9.11. As conditioned, it is considered that the proposal will not negatively impact the environment in the context of air quality and contamination.

Transportation and Highways

- 9.12. The north section of the diverted piping will be located within the public highway. As such, it will require temporary traffic control measures to ensure the safety of road users and efficiency of movement.
- 9.13. The Council's Highways department recognised that the proposal has no long term effects on either highway usage or amenity. In addition to the south section which would run underneath the Transport for London structure on A406 North Circular, the management of the actual execution of works will be controlled by licensing in accordance with Section 50 of the New Roads and Street Works Act 1991, which is a separate process from granting planning permission.
- 9.14. It will be the responsibility of the developer to enter into agreements with the Council as the Highway Authority and Transport for London to ensure any construction related impacts to the movement and free flow of traffic will be managed and sufficiently mitigated.

Trees and ecology

- 9.15. There is no Tree Protection Order in place within or near the diverted area. An Arboricultural Impact Assessment (AIA) has been submitted by the applicant. The AIA includes survey data, survey methods, tree constraints plans, tree works plans, tree protection plans, and tree protection fencing specifications.
- 9.16. The proposal would not propose any tree removal. Group trees G41 (Category C) would be in close proximity to the north section of the diversion. The AIA suggests open trench excavations which can be micro-sited on the site to avoid conflicts with root protection area.
- 9.17. The Council's Tree Officer was consulted and raised no objection to the proposal and the tree protection and root pruning methods.

- 9.18. The proposed diversion does not cover any ecological sensitive areas. The diversion would avoid running through the Kennington Open Space as in the approved route.
- 9.19. The application suggests appropriate precautionary measures to protect woodland, trees, nesting birds, hedgehogs, reptiles and other protected species and measures to stop the spread of non native invasive species. The proposal also includes enhancement measures such as bird and bat boxes, reptile hibernacula, logger, hedgehog brush piles and wildlife sensitive management. An appointed ecologist has been consulted and raised no objections to the proposed ecological measures and enhancement. Conditions are imposed to ensure compliance with these measures identified in the Construction Environmental Management Plan.
- 9.20. As such, with the appropriate conditions, the proposal is found to be acceptable in this regard and would not result in adverse impact to trees and ecology.

Drainage and Flooding

- 9.21. Given the development consists of underground piping and minor above ground structures, including cabinets and concrete support structure in the south section, the impact on flood risk and drainage would be limited. The Council's Flood Risk and Sustainable Drainage Officer raised no objections to the proposal

Archaeology

- 9.22. The applicant submitted a desk-based archaeology report and a written scheme of investigation. The Greater London Archaeological Advisory Service (GLASS) at Historic England was consulted and noted that due to the scale of the development and the diverted area not falling within an archaeological priority area, the GLASS would not comment on the proposal or require any pre-commencement condition in this regard.

10. The Community Infrastructure Levy (CIL)

- 10.1. In this case, due to the nature of the development, the proposal would not be liable to pay the Council's CIL or the Mayoral CIL.

11. Public Sector Equality Duty

- 11.1. In line with the Public Sector Equality Duty the Council must have due regard to the need to eliminate discrimination and advance equality of opportunity, as set out in section 149 of the Equality Act 2010. Section 149 of the Act requires public authorities to have due regard to several equality considerations when exercising their functions including decision making on planning applications. It is considered that the proposal to grant planning permission for this development would not disadvantage people who share any of the different nine protected characteristics compared to those who do not have those characteristics and therefore it is considered that the development would not have a disproportionate equalities effect. Accordingly, the recommendation is considered appropriate in upholding the council's adopted and emerging policies and is not outweighed by any engaged rights.

12. Conclusion

- 12.1. Strategic national, regional, and local policies are supportive of the delivery of decentralised energy networks. This application is for the diversion of the approved first major phase of underground infrastructure to enable the provision of reliable and sustainable energy and allow for future extension of the network. It is considered that the proposed diverted route is in appropriate locations with limited visual impact. The proposal would successfully mitigate transportation, tree, ecology, archaeology and contamination issues that may arise through the requirements of the suggested conditions or by following the plans put forth by the applicant.
- 12.2. The proposal is therefore recommended for approval subject to the recommended conditions.



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Legend

Zone demarcation

1665-ENF-D3A-DHN-00-DR-M-00XX
 drawing reference

001	TENDER ISSUE	10.12.21	PH	10.12.21
Rev	Description	Issued	Checked	Date

Purpose of issue
TENDER

Project Information

Client:



Title: Enfield District Heating Network

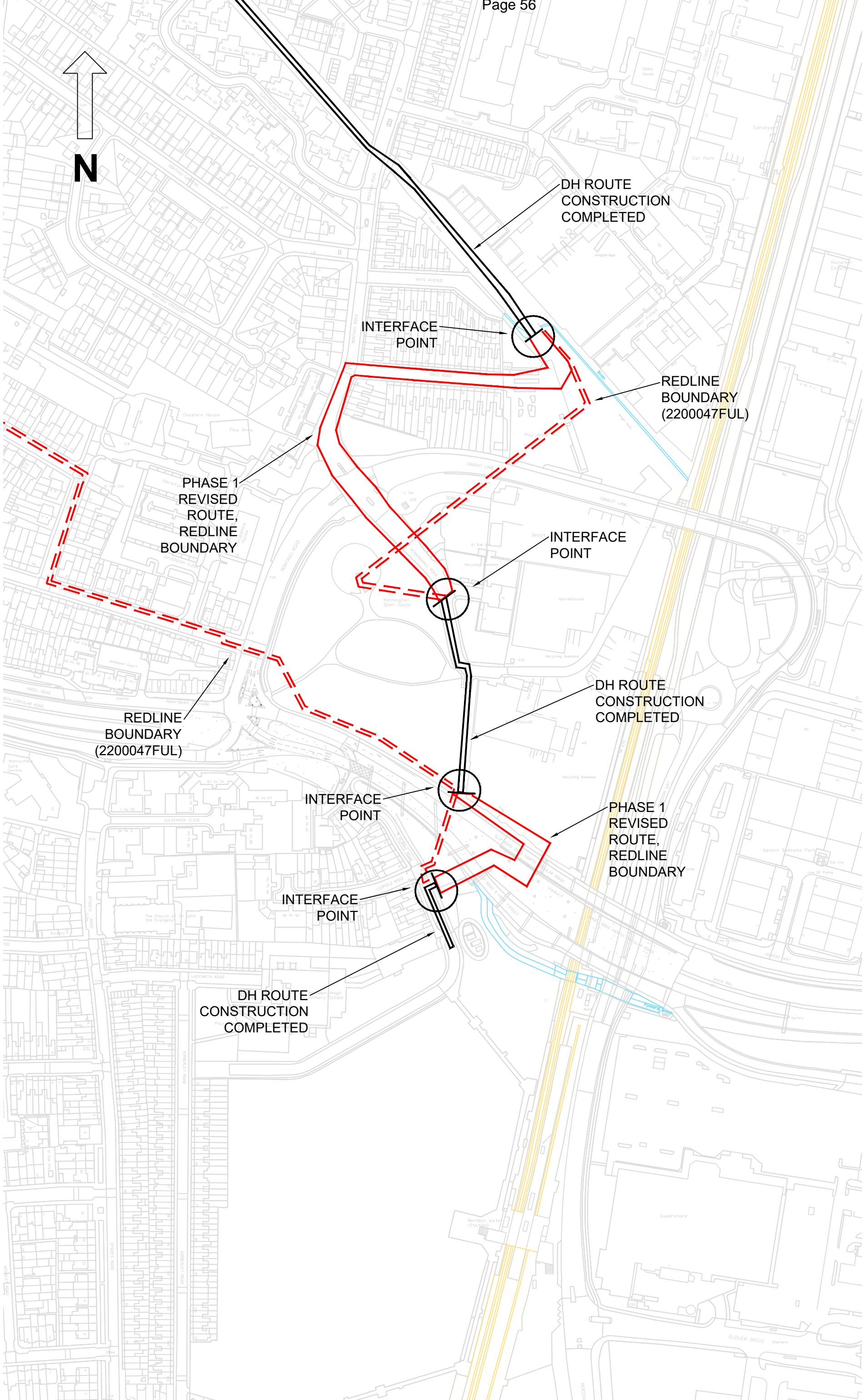
Drawing Information

**District Heating Network
 Phase 1 Overall Scheme**

Project ID	Originator	Zone	Level	Type	Role	Drawing No.
ENF	D3A	00	XX	DR	M	0010
Project No.	Drawn	Scale @ A1	Status	Revision		
1665	DW	NA			D2	001

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LEGEND

— Amended Red Line Boundary
 - - - Redline Boundary (Planning Application 22/00047FUL)

Rev	Description	Issued	Checked	Date
001	FOR INFORMATION	21.08.24	PH	21.08.24
002	FOR INFORMATION	19.09.24	PH	19.09.24
003	FOR INFORMATION	04.04.24	PH	04.04.24
004	FOR INFORMATION	03.04.24	PH	03.04.24
005	FOR INFORMATION	20.02.24	PH	20.02.24
006	FOR INFORMATION	20.02.24	PH	20.02.24
007	FOR INFORMATION	04.02.24	PH	04.02.24
008	FOR INFORMATION	20.02.24	PH	20.02.24

Purpose of issue
 TENDER

Client:


Title: Enfield District Heating Network
PHASE 1 REVISED ROUTE, REDLINE BOUNDARY

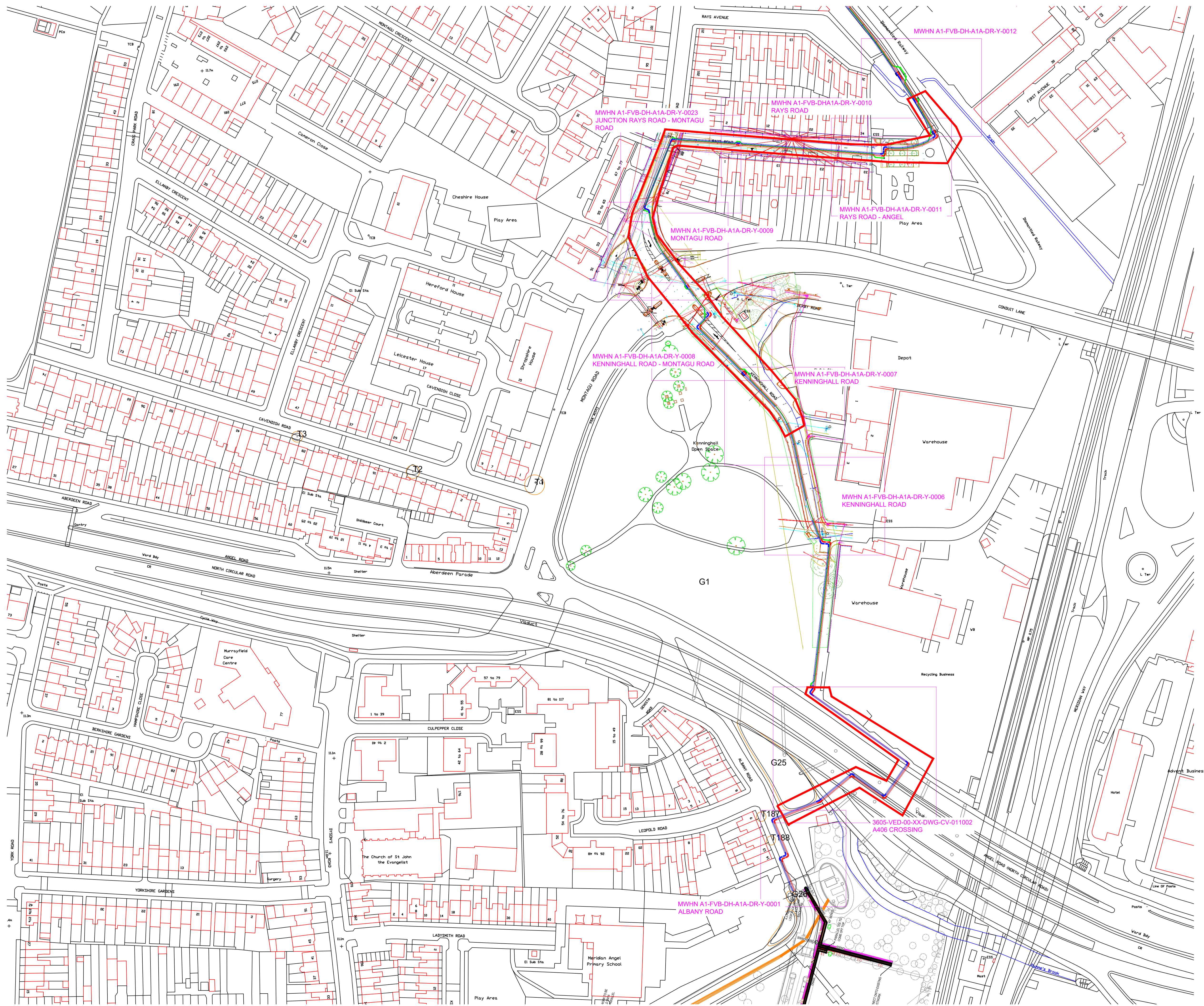
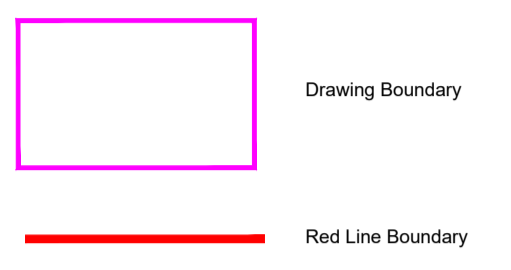
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ENF	DSA	00	XX	DR	M	0054D

Project No. DSA
 Scale 1:500
 1665 AL 1:2500 **S3 P09**



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LEGEND



R02 FOR INFORMATION	PH	PH	24.05.24
R01 FOR INFORMATION	PH	PH	22.05.24
REV DESCRIPTION			ISSUED CHECKED DATE

FOR INFORMATION

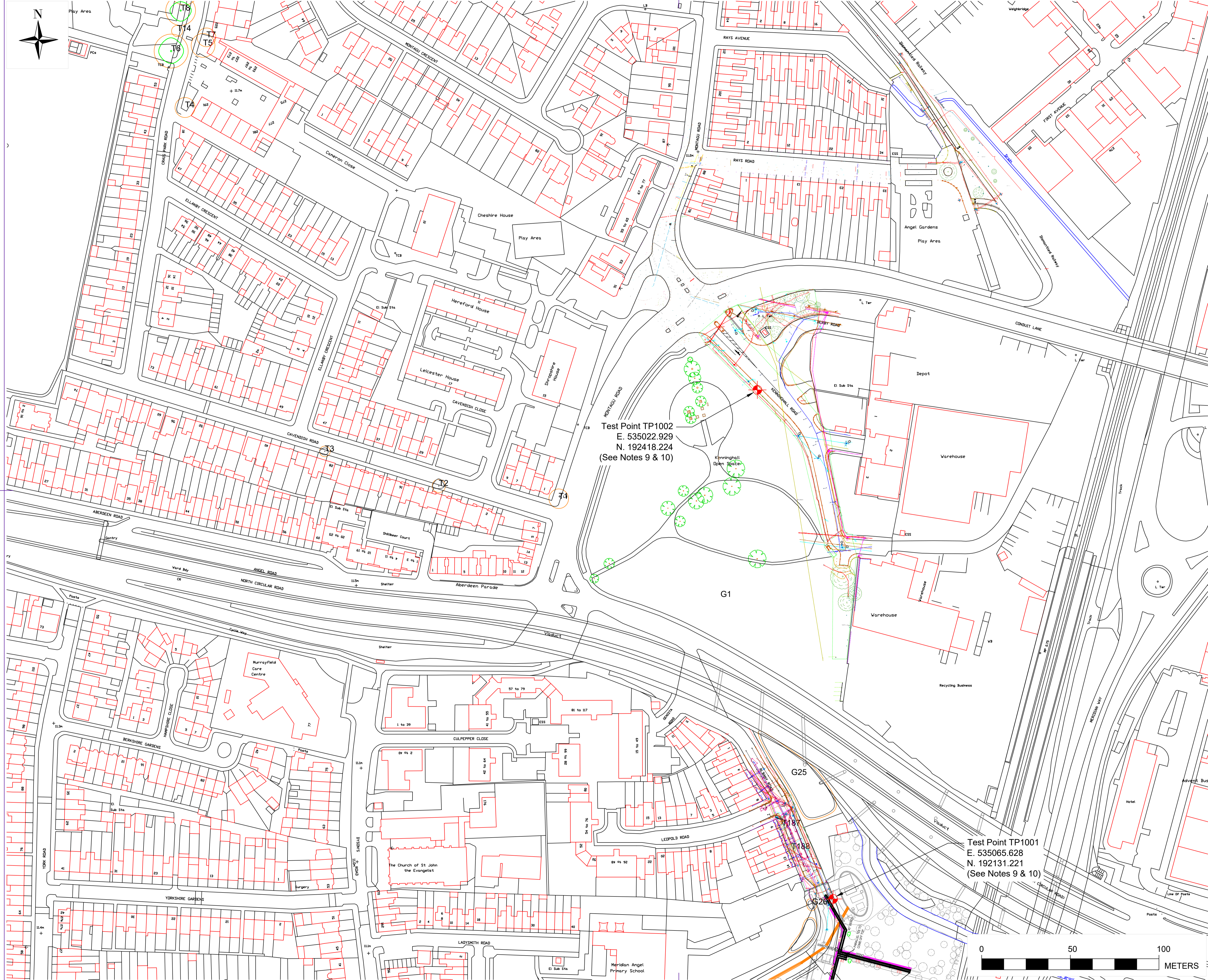
ENFIELD DISTRICT HEATING NETWORK

PHASE 1 DRAWING OVERVIEW WITH REDLINE BOUNDARY

DRAWING NO. 1665-ENF-D3A-00-XX-DR-M- 0063

PROJECT NO.	DRAWN	SCALE @ A1	STATUS	REVISION
1665	AL	1:1000	S2	R02





LEGEND

Test Point

NOTES

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6. This drawing should be read in combination with the Desktop study, GPR survey, "In-Date" Utility Asset Records "C2" Stat Packs and the phase drawings linked to this one (continuation drawings).
7. Contractor to work around new and existing services. Any existing services/structures information that has been overlaid onto this drawing is for information purposes only and cannot be relied upon due to possible inaccuracies between background files, ground conditions, latest physical changes on site, etc. Prior to any work it is the contractors responsibility to ensure they have checked and verified the information along with working in accordance to industry standards, such as, but not limited to HSG 47 'Avoiding danger from Underground Services', etc.
8. It is the contractors responsibility to liaise with the utility companies in relation to working near/adjacent to their assets and seek any such approvals.
9. Test point reference numbers and locations taken from Logstor Document No. 55797-0002-P- REV B - Northern Extension A1-A3 Test Point Analysis.
10. Test point locations shown are approximate and are to be confirmed on-site.

Test Point TP1002
E. 535022.929
N. 192418.224
(See Notes 9 & 10)

Test Point TP1001
E. 535065.628
N. 192131.221
(See Notes 9 & 10)

District Heating Pipe Network Design has been carried out in accordance with EN15941 : Parts 1 & 2, 'Design & Installation of Thermal Insulated Bonded Single & Twin Pipe Systems for Directly Buried Hot Water Networks'.

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P01	First Issue	24-01-26	CH
REV	Description	Date	Appr. Client Appr.

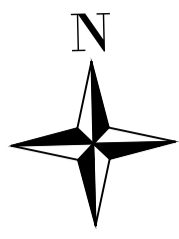
FOR CONSTRUCTION

PROVEN PROJECT CONSTRUCTION
District Heating

FVB
FVB District Energy UK Ltd
9 Greyfriars Road, Reading
RG1 1NU
United Kingdom
Email: info@fvb.co.uk

MERIDIAN WATER HEAT NETWORK
PLOT PLAN
ZONE A1 - TEST POINT LOCATIONS
SHT 1 OF 3

FVB Project No.	Drawn By	Scale A1	Scale A3	Status
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Project ID	Originator	Volume	Level	Type
MWHNA1	FVB	DH	XX	DR Y
DRG No.	REV	5001	C01	



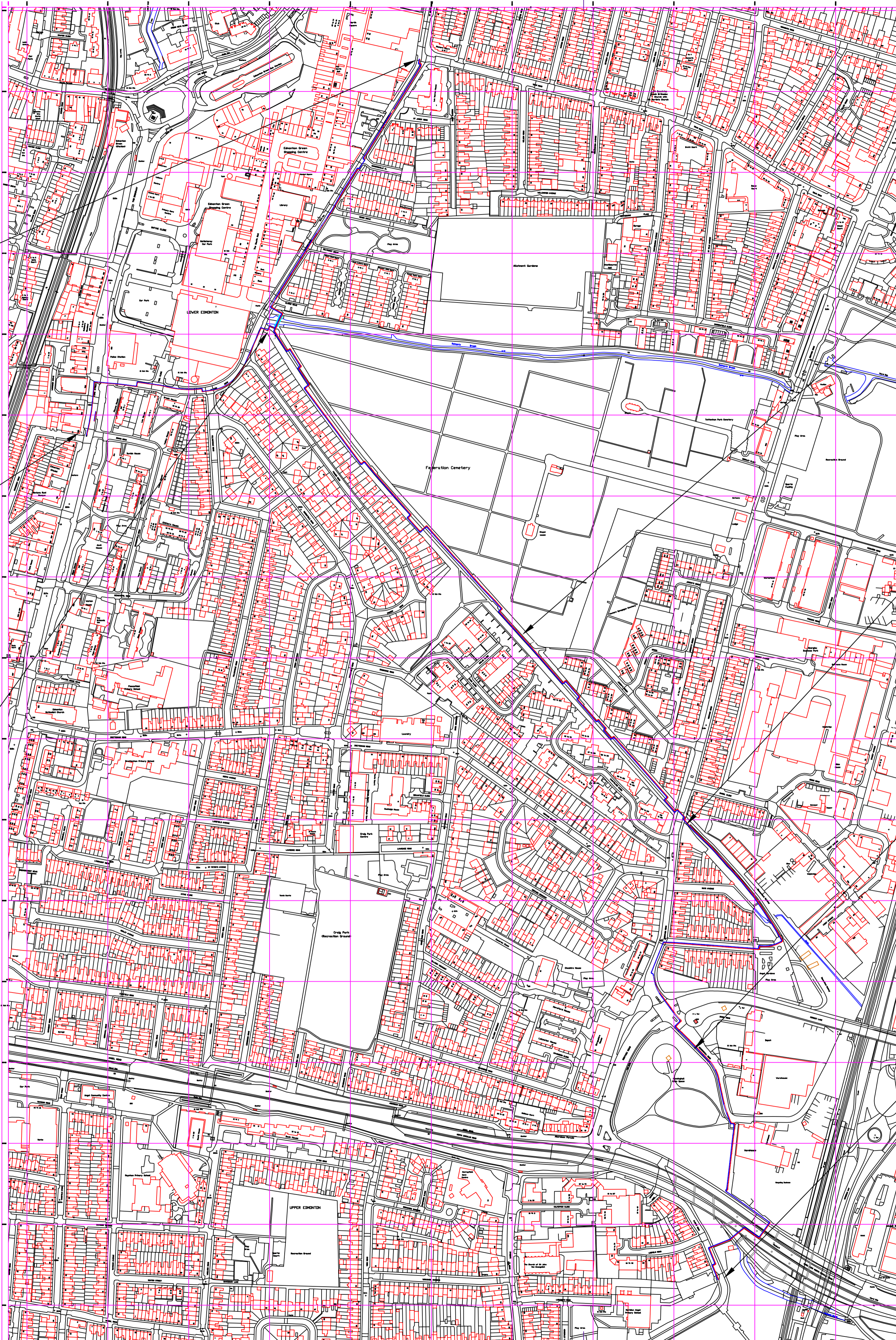
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TP1021 Fore Street/Shrubbery Road Test Point Cabinet Location
Map Co-Ordinates E. 534264.255 N. 193177.281



TP1005/TP1006 Top Of Cemetery Walkway Test Point Cabinet Location
Map Co-Ordinates E. 534506.726 N. 193298.083
Map Co-Ordinates E. 534492.869 N. 193304.361



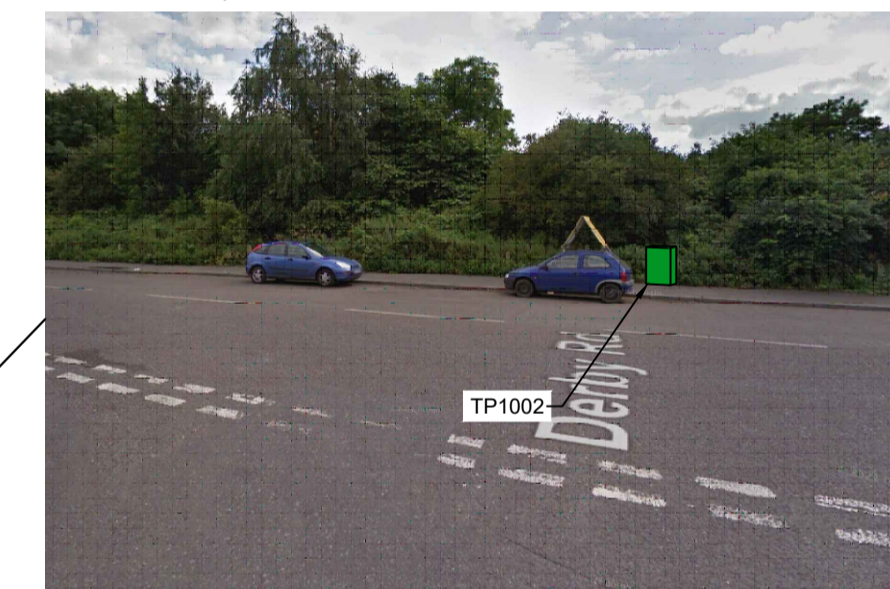
TP1004 Cemetery Walk Test Point Cabinet Location
Map Co-Ordinates E. 534748.252 N. 193006.977



TP1003 Angel Walk Test Point Cabinet Location
Map Co-Ordinates E. 535019.241 N. 192690.581



TP1002 Kenninghall Road Test Point Cabinet Location
Map Co-Ordinates E. 535022.929 N. 192418.224



TP1001 Albany Road/Meridian One Site Test Point Cabinet Location
Map Co-Ordinates E. 535065.628 N. 192131.221

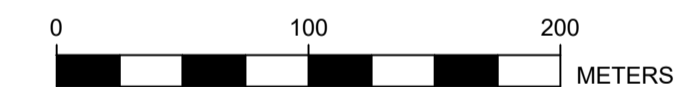


LEGEND

- Flow Pipe
- Return Pipe

NOTES

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4. Do not scale from this drawing. If in doubt, ask.
5. Assumptions made on site by contractors or sub-contractors are done so at their own risk.
6. This drawing should be read in combination with the Desktop study, GPR survey and the phase drawings linked to this one (continuation drawings).
7. Contractor to work around new and existing services. Any existing services/structures information that has been overlaid onto this drawing is for information purposes only and cannot be relied upon due to possible inaccuracies between background files, ground conditions, latest physical changes on site, etc. Prior to any work it is the contractors responsibility to ensure they have checked and verified the information along with working in accordance to industry standards, such as, but not limited to HSG 47 'Avoiding danger from Underground Services', etc.
8. It is the contractors responsibility to liaise with the utility companies in relation to working near/adjacent to their assets and seek any such approvals.
9. Above ground test point cabinets are to be Lucy Zodion Fortress Pillar Range. The type is a single door pillar - Size Code 08
Height (Above Ground) 836mm
Width 600mm
Depth 250mm
Colour Moss Green RAL 6005.



District Heating Pipe Network Design has been carried out in accordance with EN15941: Parts 1 & 2, "Design & Installation of Thermal Insulated Bonded Single & Twin Pipe Systems for Directly Buried Hot Water Networks".

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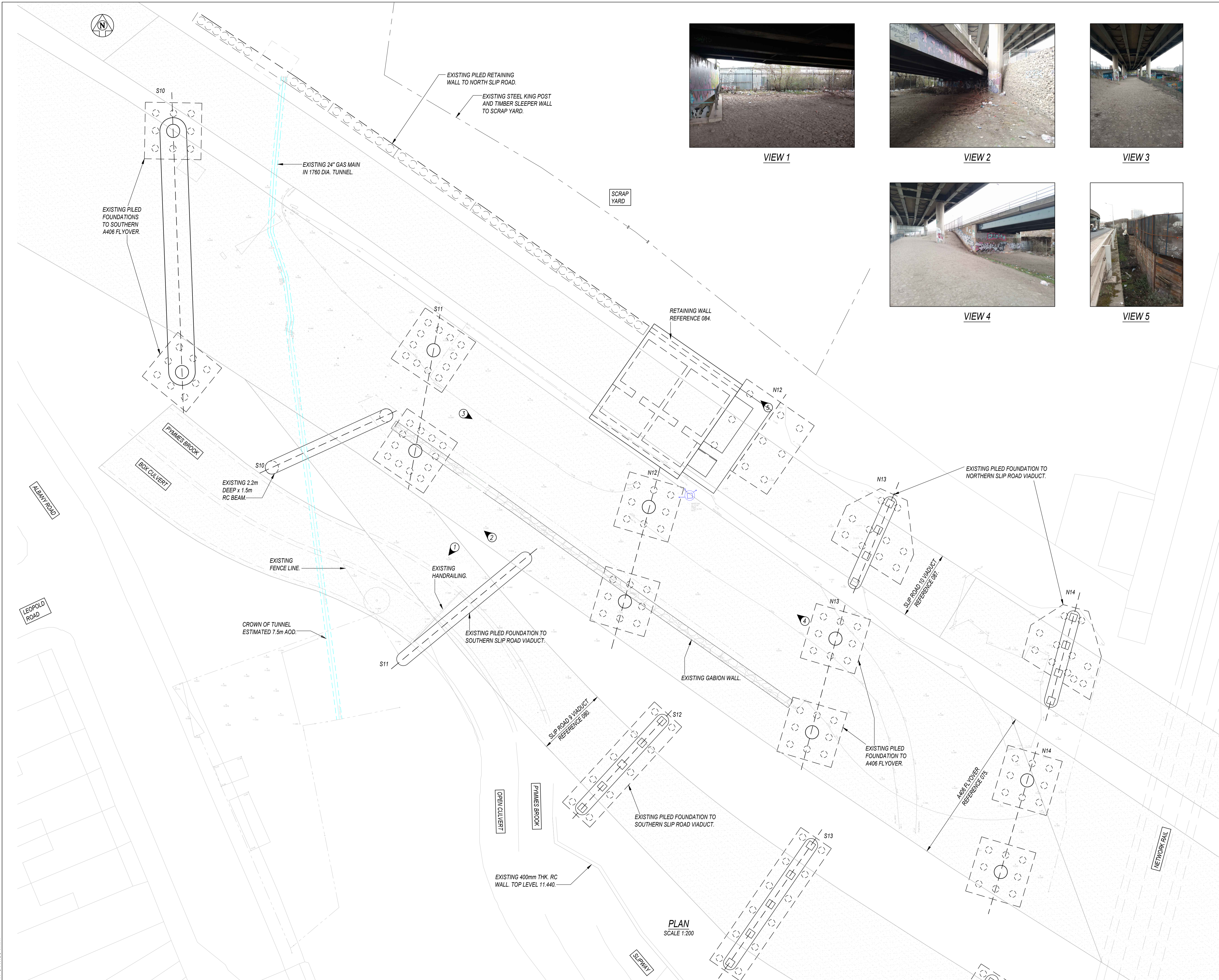
C05	For Construction	24-04-18	CH	
C04	For Construction	24-03-27	CH	
C03	For Construction - Test Points Added	24-03-04	CH	
C02	For Construction - Route Change	24-02-27	CH	
C01	For Construction	23-06-15	CH	
REV	Description	Date	Appr.	Client Appr.

FOR CONSTRUCTION



MERIDIAN WATER HEAT NETWORK
PLANNING GENERAL ARRANGEMENT
DH FLOW & RETURN
ZONE A1

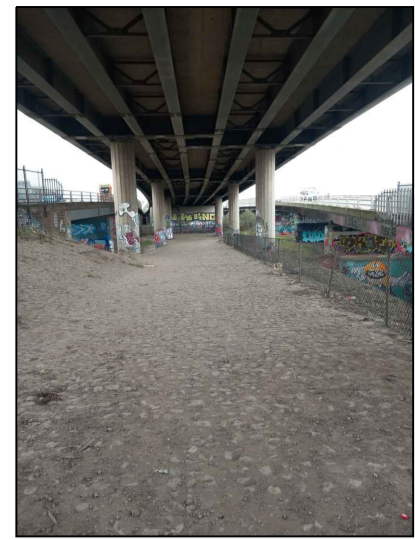
FVB Project No.	Drawn By	Scale A1	Scale A3	Status
22009	CH	1:3000	1:6000	A
Project ID	Originator	Volume	Level	Type
MWHNA1	FVB	DH	XX	DR
Disc.	DRG No.	REV		
Y	8001	C05		



VIEW 1



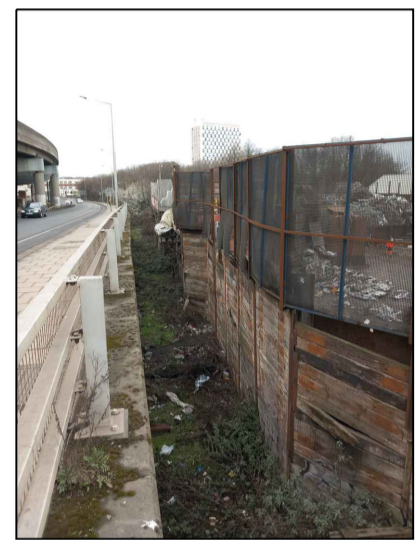
VIEW 2



VIEW 3



VIEW 4



VIEW 5

- NOTES
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 3. DO NOT SCALE FROM THIS DRAWING IN EITHER PAPER OR DIGITAL FORM. USE WRITTEN DIMENSIONS ONLY.
 4. DRAWING BASED ON - MURPHY GEOSPATIAL TOPOGRAPHICAL SURVEY DATED 31-05-23.
 5. ALL WORK TO BE CARRIED OUT IN ACCORDANCE WITH LOCAL AUTHORITY, STATUARY AUTHORITY AND HEALTH AND SAFETY REQUIREMENTS AND REGULATIONS REFER TO DESIGN RISK ASSESSMENT FOR RESIDUAL RISKS, INCLUSIVE OF SERVICES ADJACENT TO THE STRUCTURE.



LOCATION PLAN
NTS

COLOUR KEY EXISTING SERVICES

—	EXISTING GAS MAIN
—	EXISTING SURFACE WATER DRAINAGE

COLOUR KEY

+31.61	EXISTING LEVEL
①	DIRECTION OF PHOTO

A03	13.03.24	SSS	ALIGNMENT REVISED FOLLOWING TFL COMMENTS
A02	20.11.23	SS	FOR AIP REVIEW
A01	08.09.23	SS	FOR AIP REVIEW
P01	21.07.23	SS	FOR INFORMATION
REV	DATE	BY	DESCRIPTION

VEDA
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CLIENT
PROVEN PROJECT CONSTRUCTION
District Heating

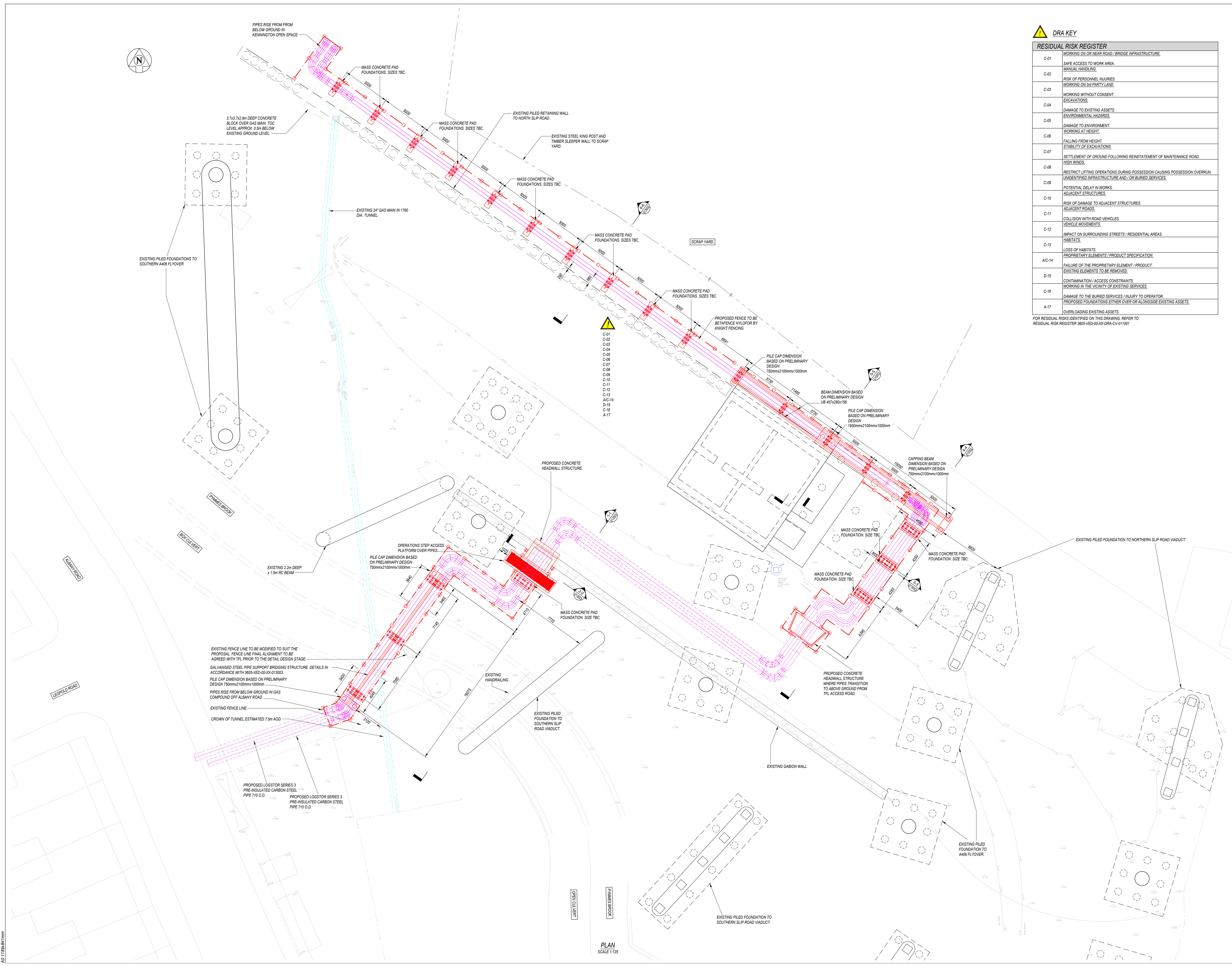
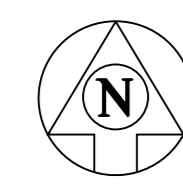
PROJECT TITLE
MERIDIAN WATER A406 CROSSING

DRAWING TITLE
EXISTING SITE PLAN

DRAWING STATUS
FOR AIP REVIEW

DRAWING No.	3605-VED-00-XX-DWG-CV-011000	REV	A03
-------------	------------------------------	-----	-----

DATE	JULY 2023	SCALE @ A1	1:200
DRAWN	SS	CHECKED	CPL
VEDA JOB No.		3605	



DRA KEY

RESIDUAL RISK REGISTER	
C-01	WORKING ON OR NEAR ROAD / BRIDGE INFRASTRUCTURE
C-02	SAFE ACCESS TO WORK AREA
C-03	MANUAL HANDLING
C-04	RISK OF PERSONNEL INJURIES WORKING ON 3rd PARTY LAND
C-05	WORKING WITHOUT CONSENT
C-06	DAMAGE TO EXISTING ASSETS
C-07	FALLING FROM HEIGHT
C-08	SETTLEMENT OF GROUND FOLLOWING REINSTATEMENT OF MAINTENANCE ROAD
C-09	POTENTIAL DELAY IN WORKS
C-10	RISK OF DAMAGE TO ADJACENT STRUCTURES
C-11	COLLISION WITH ROAD VEHICLES
C-12	IMPACT ON SURROUNDING STREETS / RESIDENTIAL AREAS
C-13	LOSS OF HABITATS
A/C-14	RESTRICT LIFTING OPERATIONS DURING POSSESSION CAUSING POSSESSION OVERRUN
D-15	CONTAMINATION / ACCESS CONSTRAINTS
C-16	DAMAGE TO THE BURIED SERVICES / INJURY TO OPERATOR
A-17	OVERLOADING EXISTING ASSETS

FOR RESIDUAL RISKS IDENTIFIED ON THIS DRAWING, REFER TO RESIDUAL RISK REGISTER 3605-VED-00-XX-DWG-CV-01/001

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COLOUR KEY

+	EXISTING LEVEL
BLACK	EXISTING OR UNCHANGED
GREEN	TO BE INCORPORATED / REMOVED
RED	NEW, PROPOSED OR ADDITIONAL
MAGENTA	BY OTHERS

COLOUR KEY EXISTING SERVICES

---	EXISTING GAS MAIN
---	EXISTING SURFACE WATER DRAINAGE

KEY TO FENCE

---	PROPOSED 2.03m HIGH SECURITY FENCE IN/OF OR BY KNIGHT FENCING TO BE INSTALLED AROUND THE PIPES WITH 500mm CLEARANCE. FENCE IS TO BE ROOT MOUNTED ON MASS CONCRETE FOUNDATIONS. FOUNDATION SIZE TO BE CONFIRMED AT THE DETAILED DESIGN STAGE
-----	---

A03	13.03.24	SSS	ALIGNMENT REVISED FOLLOWING TFL COMMENTS
A02	15.12.23	SS	FOR AIP REVIEW
A01	20.11.23	SS	FOR AIP REVIEW
REV	DATE	BY	DESCRIPTION



CLIENT
PROVEN PROJECT CONSTRUCTION
District Heating

PROJECT TITLE
MERIDIAN WATER A406 CROSSING

DRAWING TITLE
PROPOSED GENERAL ARRANGEMENT PLAN

DRAWING STATUS

FOR AIP REVIEW	
DRAWING No.	3605-VED-00-XX-DWG-CV-01/002
REV	A03

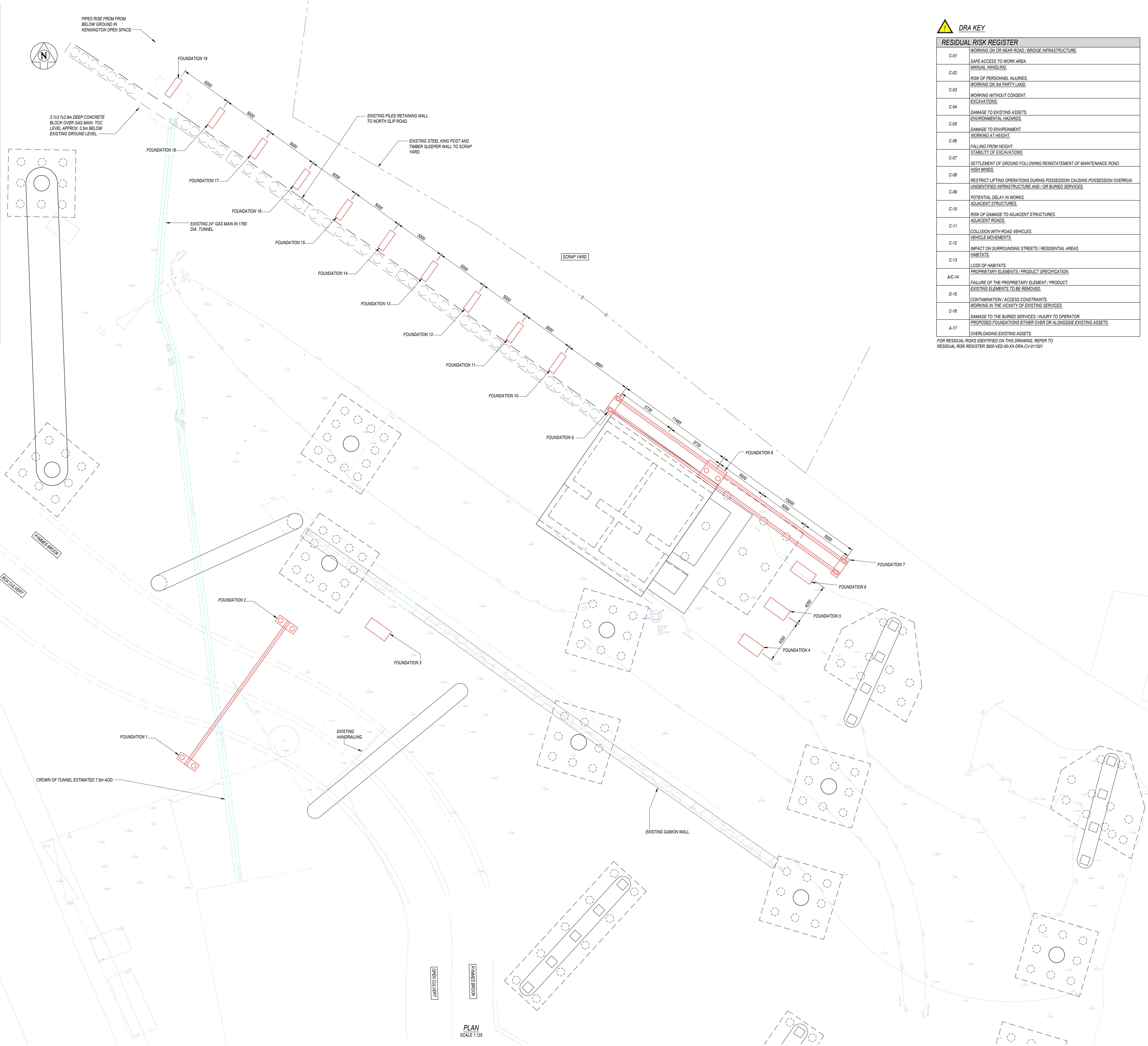
DATE	NOVEMBER 2023	SCALE @ A	AS SHOWN
DRAWN	SS	CHECKED	CPL
VEDA JOB No.	3605		

AD 11896/647mm

PLAN SCALE 1:125

FOUNDATIONS	Fx (kN)	Fy (kN)	Fz (kN)	Mx (kN.m)	My (kN.m)	Mz (kN.m)	FOUNDATION TYPE
F1	0.00	5.97	89.05	0.00	10.15	0.00	PILE
F2	0.00	6.90	102.83	0.00	11.72	0.00	PILE
F3	0.00	3.07	27.90	0.00	3.38	0.00	PAD
F4	0.00	3.71	33.75	0.00	4.18	0.00	PAD
F5	0.00	2.81	25.50	0.00	3.51	0.00	PAD
F6	0.00	2.39	21.75	0.00	2.99	0.00	PAD
F7	9.45	0.00	73.80	0.00	23.63	0.00	PILE
F8	16.70	0.00	130.38	0.00	41.74	0.00	PILE
F9	11.47	0.00	89.54	0.00	28.67	0.00	PILE
F10	7.37	0.00	35.10	0.00	12.16	0.00	PAD
F11	6.30	0.00	30.00	0.00	10.40	0.00	PAD
F12	6.30	0.00	30.00	0.00	10.40	0.00	PAD
F13	6.30	0.00	30.00	0.00	10.40	0.00	PAD
F14	6.30	0.00	30.00	0.00	10.40	0.00	PAD
F15	6.30	0.00	30.00	0.00	10.40	0.00	PAD
F16	6.30	0.00	30.00	0.00	10.40	0.00	PAD
F17	6.30	0.00	30.00	0.00	10.40	0.00	PAD
F18	6.30	0.00	30.00	0.00	10.40	0.00	PAD
F19	6.30	0.00	30.00	0.00	10.40	0.00	PAD

- NOTE:
- Fx IS PERPENDICULAR TO THE PIPE RUN.
 - Fy IS LONGITUDINAL TO THE PIPE RUN.
 - Fz IS THE VERTICAL REACTION TO THE FOUNDATION.
 - PIPE SW CONSIDERED AT FULL CAPACITY LOAD. ANY OTHER LOAD TRANSFERRED TO THE SUPPORT DUE TO CHANGE OF TEMPERATURE OF THE PIPE AND/OR PRESSURE OF WATER, ETC. HAVE NOT BEEN CONSIDERED.
 - AT THE AIP STAGE, PIPE DESIGNER TO CONFIRM THESE LOADINGS AT THE DETAILED DESIGN STAGE.
 - WIND LOADING ON THE MOST ENORMOUS DIRECTION 20% OF THE PIPE SW ADDED TO CONSIDERED THE ADDITIONAL STEELWORK REQUIRED TO SUPPORT THE PIPES.
 - ADDITIONAL STEEL BEAM LOADINGS TAKING INTO ACCOUNT



RESIDUAL RISK REGISTER

Code	Description
C-01	WORKING ON OR NEAR ROAD / BRIDGE INFRASTRUCTURE
C-02	SAFE ACCESS TO WORK AREA. MANUAL HANDLING.
C-03	RISK OF PERSONNEL INJURIES. WORKING ON 3rd PARTY LAND.
C-04	WORKING WITHOUT CONSENT. EXCAVATIONS.
C-05	DAMAGE TO EXISTING ASSETS. ENVIRONMENTAL HAZARDS.
C-06	DAMAGE TO ENVIRONMENT. WORKING AT HEIGHT.
C-07	FALLING FROM HEIGHT. STABILITY OF EXCAVATIONS.
C-08	SETTLEMENT OF GROUND FOLLOWING REINSTATEMENT OF MAINTENANCE ROAD. HIGH WINDS.
C-09	RESTRICT LIFTING OPERATIONS DURING POSSESSION CAUSING POSSESSION OVERRUN. UNIDENTIFIED INFRASTRUCTURE AND / OR BURIED SERVICES.
C-10	POTENTIAL DELAY IN WORKS. ADJACENT STRUCTURES.
C-11	RISK OF DAMAGE TO ADJACENT STRUCTURES. ADJACENT ROADS.
C-12	COLLISION WITH ROAD VEHICLES. VEHICLE MOVEMENTS.
C-13	IMPACT ON SURROUNDING STREETS / RESIDENTIAL AREAS. HABITATS.
C-14	LOSS OF HABITATS. PROPRIETARY ELEMENTS / PRODUCT SPECIFICATION.
D-15	FAILURE OF THE PROPRIETARY ELEMENT / PRODUCT. EXISTING ELEMENTS TO BE REMOVED.
C-16	CONTAMINATION / ACCESS CONSTRAINTS. WORKING IN THE VICINITY OF EXISTING SERVICES.
A-17	DAMAGE TO THE BURIED SERVICES / INJURY TO OPERATOR. PROPOSED FOUNDATIONS EITHER OVER OR ALONGSIDE EXISTING ASSETS. OVERLOADING EXISTING ASSETS.

FOR RESIDUAL RISKS IDENTIFIED ON THIS DRAWING, REFER TO RESIDUAL RISK REGISTER 3605-VED-00-XX-DWG-CV-01/1001

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COLOUR KEY

+31.01	EXISTING LEVEL
BLACK	EXISTING OR UNCHANGED
GREEN	TO BE INCORPORATED / REMOVED
RED	NEW, PROPOSED OR ADDITIONAL
MAGENTA	BY OTHERS

COLOUR KEY EXISTING SERVICES

Blue line	EXISTING GAS MAIN
Green line	EXISTING SURFACE WATER DRAINAGE

KEY TO FENCE

Red dashed line	PROPOSED 2.03m HIGH SECURITY FENCE W/ 100mm CLEARANCE. FENCE IS TO BE ROOT MOUNTED ON MASS CONCRETE FOUNDATIONS. FOUNDATION SIZE TO BE CONFIRMED AT THE DETAILED DESIGN STAGE.
-----------------	--

REV	DATE	BY	DESCRIPTION
A01	13.03.2024	SSS	ALIGNMENT REVISED FOLLOWING TFL COMMENTS



CLIENT
PROVEN PROJECT CONSTRUCTION
 District Heating

PROJECT TITLE
MERIDIAN WATER A406 CROSSING

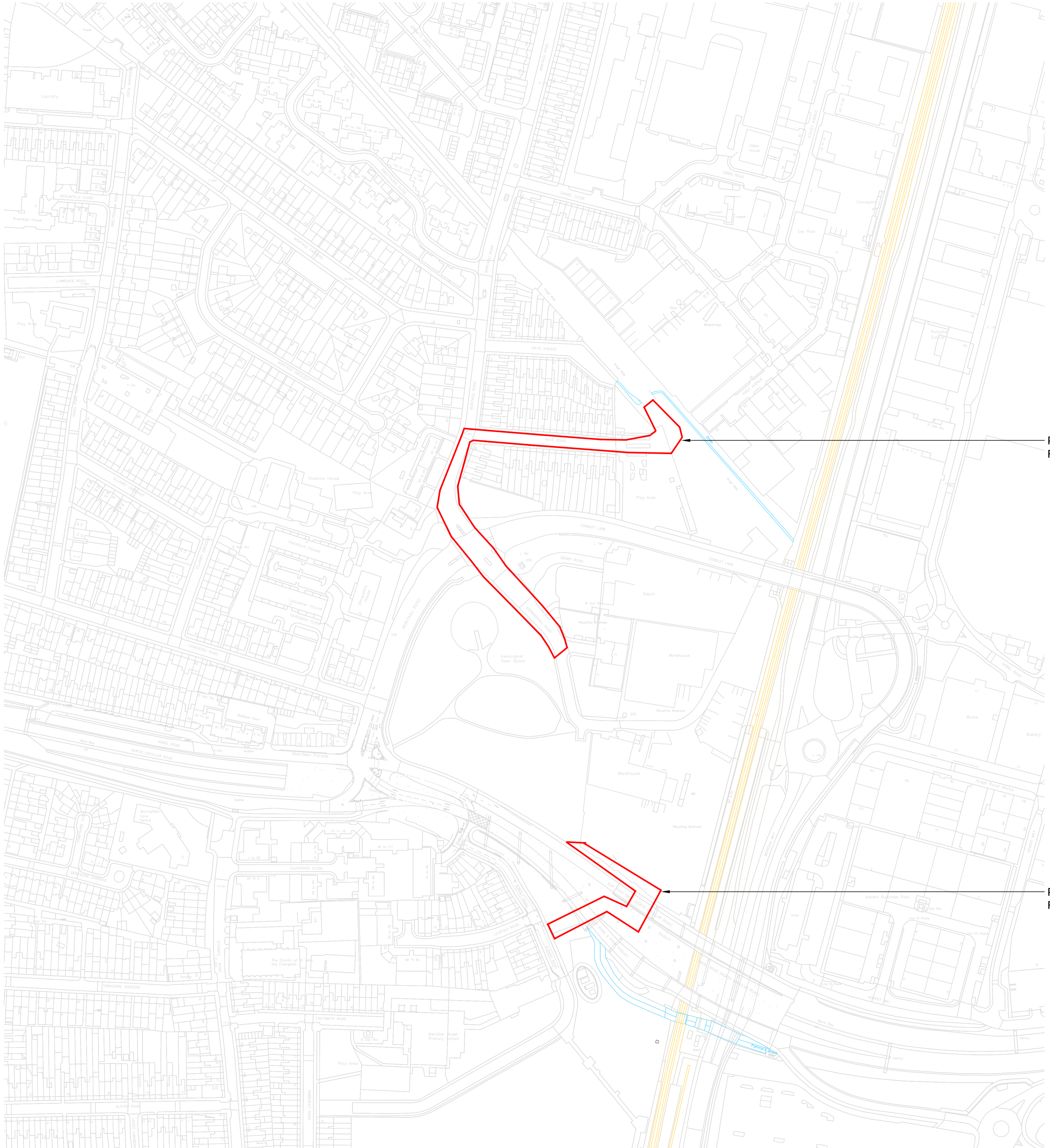
DRAWING TITLE
REACTION AT EACH SUPPORT

DRAWING STATUS: FOR AIP REVIEW

DRAWING No.	REV
3605-VED-00-XX-DWG-CV-01/1003	A01

DATE	SCALE	AS SHOWN
MARCH 2023	A	AS SHOWN

DRAWN	CHECKED	VEDA JOB No.
SS	CPL	3605



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PHASE 1 REVISED ROUTE
 RED LINE BOUNDARY

PHASE 1 REVISED ROUTE
 RED LINE BOUNDARY

01	FIRST ISSUE FOR INFORMATION	AL	PH	17.04.24
REV	DESCRIPTION	ISSUED	CHECKED	DATE

PURPOSE OF ISSUE
ISSUE FOR INFORMATION

PROJECT INFORMATION
ENFIELD DISTRICT HEATING NETWORK

CLIENT



DRAWING INFORMATION
REVISED RED LINE BOUNDARY

DRAWING NO.
 1665-ENF-D3A-00-XX-DR-M-0058

PROJECT NO.	DRAWN	SCALE @ A1	STATUS	REVISION
1665	AL	1 : 1500	S2	R01





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DH ROUTE CONSTRUCTION COMPLETED

INTERFACE POINT

INTERFACE POINT

DH ROUTE CONSTRUCTION COMPLETED

INTERFACE POINT

INTERFACE POINT

DH ROUTE CONSTRUCTION COMPLETED

Page 64

REV	DESCRIPTION	AL	PH	17.04.24
01	FIRST ISSUE FOR INFORMATION			

PURPOSE OF ISSUE
 ISSUE FOR INFORMATION

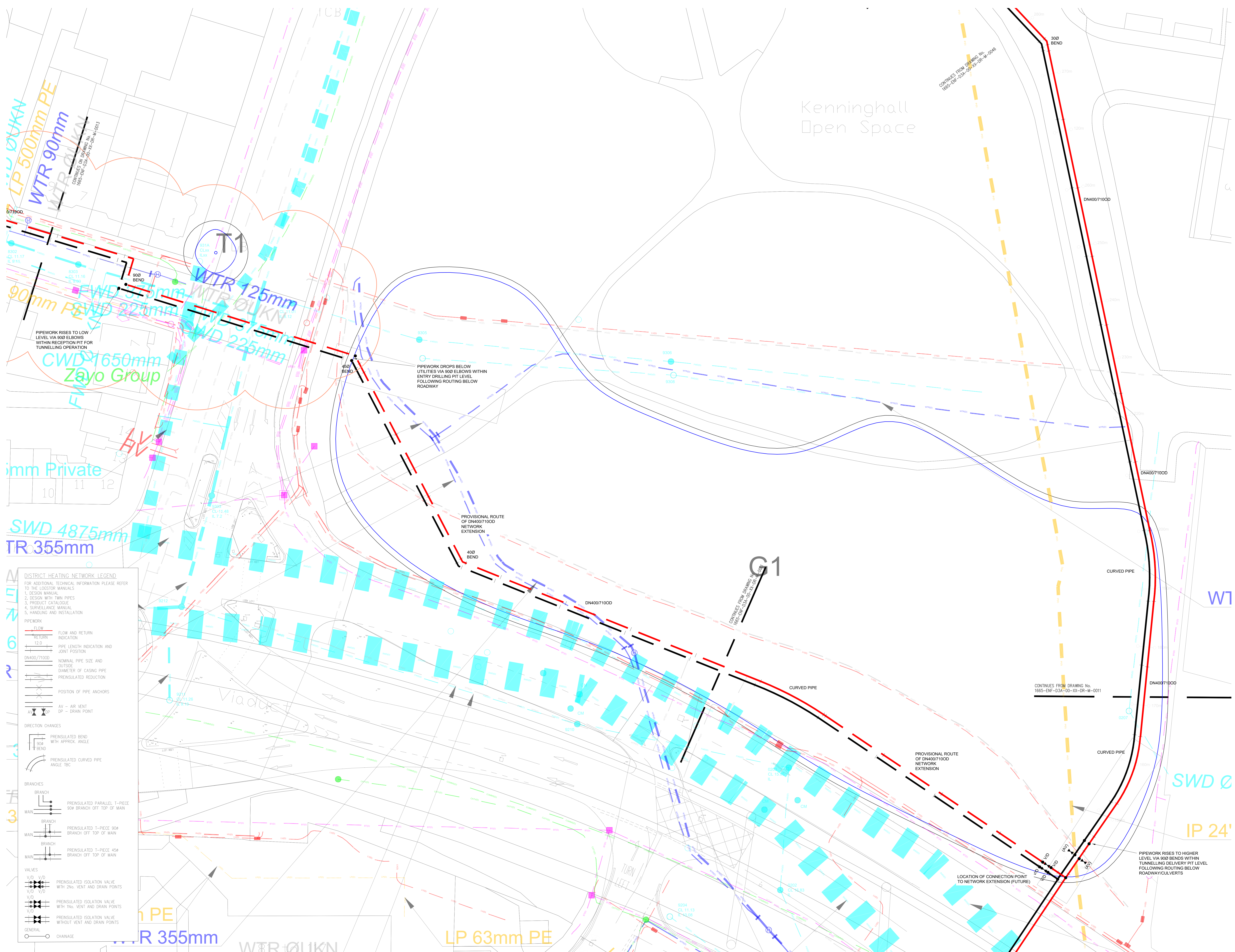
PROJECT INFORMATION
 ENFIELD DISTRICT HEATING NETWORK
 CLIENT



DRAWING INFORMATION
 POINTS OF INTERSECTION

DRAWING NO. 1665-ENF-D3A-00-XX-DR-M-0059				
PROJECT NO.	DRAWN	SCALE @ A1	STATUS	REVISION
1665	AL	1 : 1500	S2	R01





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UTILITIES LEGEND

ELECTRICITY CABLE AND/OR PILEOT CABLE
 GAS PIPE
 BRITISH TELECOM CABLE
 VIRGIN MEDIA TELEVISION CABLE
 WATER PIPE
 DRAINAGE PIPE
 COMMUNICATION CABLE
 ASSUMED / (RE)COMMISSIONED UTILITY
 ASSUMED ROUTE OF OVERHEAD ELECTRICITY
 CABLE (FROM UTILITY RECORD)
 ASSUMED ROUTE OF OVERHEAD
 TELECOMMUNICATIONS CABLE
 (FROM UTILITY RECORD)
 BOUNDARY OF COORDINATED UTILITY
 DRAWING
 QUALITY LEVEL ACHIEVED
 (See PAS-128 Quality Levels table)
 DIAMETER OF PIPE
 SUBSTATION AREA HIGHLIGHT
 INLAND WATER
 RAILWAY TRACK / TRAMLINE

COMPOSITE KEY

WATER ASSETS
 FIRE HYDRANT
 WATER METER
 VALVE/REGULATOR
 WATER STORAGE
 WASTEWATER
 WATER TREATMENT WORK
 END CAP

SEWER ASSETS
 FOLK / COMBINED WATER
 MANHOLE
 SURFACE WATER MANHOLE
 OUTFLOW INFLOW
 PUMPING STATION
 NETWORK STORAGE
 SEWER OVERFLOW

BRITISH TELECOM ASSETS
 JOINT BOX
 DISTRIBUTION POINT
 CHAMBER
 POLE
 PRIMARY CONNECTION POINT
 MOOR

GAS ASSETS
 VALVE
 STOPVAL
 END CAP
 PRESSURE REGULATOR

ELECTRIC ASSETS
 JOINT BOX
 JOINT TRUNKING
 CHAMBER
 POT END
 SINGLE POLE
 DOUBLE POLE
 Pylon
 TRANSFORMER

COMMUNICATION / CABLE TV
 ASSETS
 CABLE TV CABINET
 CABLE TV CHAMBER
 COMMUNICATION CHAMBER
 GENERAL
 PROPOSED OBJECT
 DESKTOP RECONNAISSANCE
 UNKNOWN CHAMBER/BOX
 UNKNOWN PILE/END POINT

'QUALITY LEVELS (BSI PAS-128)

Quality Level Achieved	Method of Detection	Confidence Level
(A)	Verification by Excavation, Manhole Inspection, Chamber entry	±50mm Horizontal / ±50mm Vertical
(B1)	Detected by Multiple Geophysical Techniques (EM, & GPR)	±150mm of depth / ±15% of depth
(B2)	Detected by One Geophysical Technique (EM, or GPR)	±200mm of depth / ±40% of depth
(B3)	Geophysical Techniques Produced Weak Signal for Related Depth	±500mm Undefined
(B4)	Geophysical Techniques Unsuccessful, Not Detected (Assumed Floor)	Undefined
(C)	Site Reconnaissance Of Street Furniture / Scales / Topographical Features, Not Detected	Undefined
(D)	Desktop Utility Record Search Data, Not Detected	Undefined

The letter (P) can follow level B1, B2 & B3 to indicate that off-site post processing of GPR has been included.

The information provided on this drawing about the existing utility infrastructure is based on historic records provided by the statutory undertakers and therefore should be used for guidance only.
 OSGB was provided by the Client on 10.02.2021.
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KEY (This drawing must be reproduced in colour)

Tree Quality Categorisation
 (Based on BS 5837:2012 Trees in relation to design, demolition and construction - Recommendations)

T1/G1 Trees
 H1 Hedgerow
 Root Protection Area (RPA)

Category A (high quality)
 Category B (adequate quality)
 Category C (low quality)
 Category U (unsuitable for retention)
 Hedgerow (best categorisation)

NOTES:
 This drawing should be read in conjunction with the respective Arboricultural Survey Data.
 The majority of trees were not recorded on the topographical survey provided. Where this was the case, tree locations have been approximated using a combination of aerial imagery and on-site observations.

202 UPDATED TECHNICAL ISSUE 14.12.21 PH 14.12.21
 001 TRACKED ISSUE 10.02.21 PH 10.02.21
 Rev Description Issued Checked Date

Purpose of Issue
 TENDER

Project Information
 Client:
energetik
 Title: Enfield District Heating Network

**District Heating Network
 Phase 1 Layout 2 of 38**

Drawing Information

Project ID	Designer	Date	Level	Type	Scale	Drawing No
ENF_DSA_00	XX	DR	M	0012		
Project No.	Drawn	Scale @ A4	Date	Issue	Checked	Date
1665	DW	1:200		D2 002		

DISTRICT HEATING NETWORK LEGEND
 FOR ADDITIONAL TECHNICAL INFORMATION PLEASE REFER TO THE LOGS/TOR MANUALS
 1. DESIGN MANUAL
 2. DESIGN WITH TWIN PIPES
 3. PRODUCT CATALOGUE
 4. SURVEILLANCE MANUAL
 5. HANDLING AND INSTALLATION

PIPEWORK

FLOW AND RETURN INDICATION
 PIPE LENGTH INDICATION AND JOINT POSITION
 NOMINAL PIPE SIZE AND OUTSIDE DIAMETER OF CASING PIPE
 PREINSULATED REDUCTION
 POSITION OF PIPE ANCHORS
 AV - AIR VENT
 DP - DRAIN POINT

DIRECTION CHANGES

PREINSULATED BEND WITH APPROX. ANGLE
 PREINSULATED CURVED PIPE ANGLE TBC

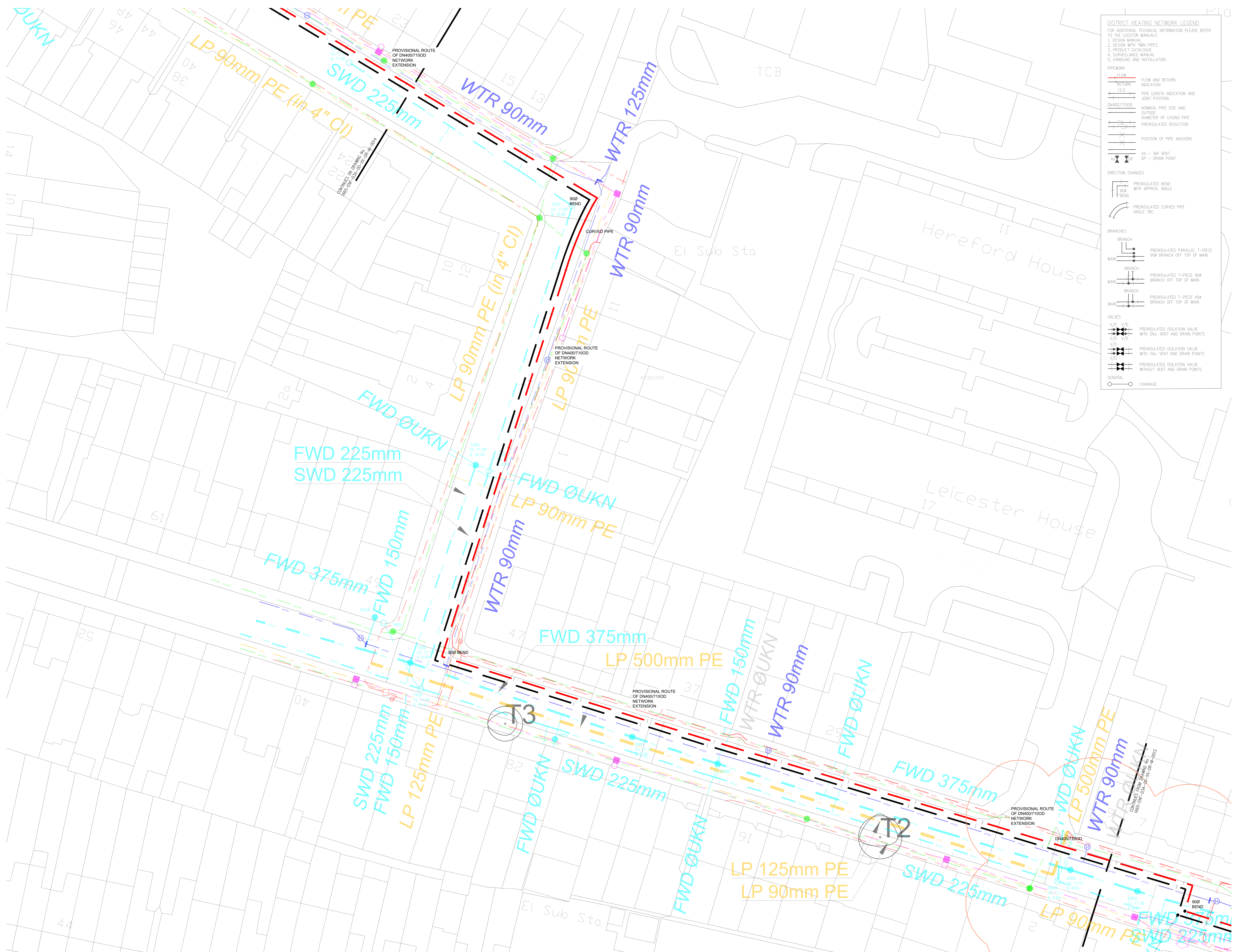
BRANCHES

PREINSULATED PARALLEL T-PIECE 90° BRANCH OFF TOP OF MAIN
 PREINSULATED T-PIECE 90° BRANCH OFF TOP OF MAIN
 PREINSULATED T-PIECE 45° BRANCH OFF TOP OF MAIN

VALVES

PREINSULATED ISOLATION VALVE WITH 2% VENT AND DRAIN POINTS
 PREINSULATED ISOLATION VALVE WITH 1% VENT AND DRAIN POINTS
 PREINSULATED ISOLATION VALVE WITHOUT VENT AND DRAIN POINTS
 CHARGE

LP 500mm PE
 WTR 90mm
 WTR 125mm
 WTR 150mm
 WTR 200mm
 WTR 225mm
 WTR 250mm
 WTR 300mm
 WTR 350mm
 WTR 400mm
 WTR 450mm
 WTR 500mm
 WTR 600mm
 WTR 700mm
 WTR 800mm
 WTR 900mm
 WTR 1000mm
 WTR 1100mm
 WTR 1200mm
 WTR 1300mm
 WTR 1400mm
 WTR 1500mm
 WTR 1600mm
 WTR 1700mm
 WTR 1800mm
 WTR 1900mm
 WTR 2000mm
 WTR 2100mm
 WTR 2200mm
 WTR 2300mm
 WTR 2400mm
 WTR 2500mm
 WTR 2600mm
 WTR 2700mm
 WTR 2800mm
 WTR 2900mm
 WTR 3000mm
 WTR 3100mm
 WTR 3200mm
 WTR 3300mm
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 WTR 8000mm
 WTR 8100mm
 WTR 8200mm
 WTR 8300mm
 WTR 8400mm
 WTR 8500mm
 WTR 8600mm
 WTR 8700mm
 WTR 8800mm
 WTR 8900mm
 WTR 9000mm
 WTR 9100mm
 WTR 9200mm
 WTR 9300mm
 WTR 9400mm
 WTR 9500mm
 WTR 9600mm
 WTR 9700mm
 WTR 9800mm
 WTR 9900mm
 WTR 10000mm



DISTRICT HEATING NETWORK LEGEND

FOR ADDITIONAL TECHNICAL INFORMATION PLEASE REFER TO THE LOSTFOR MANUALS
 1. DESIGN MANUAL
 2. DESIGN WITH TWIN PIPES
 3. PRODUCT CATALOGUE
 4. SURVEILLANCE MANUAL
 5. HANDLING AND INSTALLATION

PIPEWORK

- FLOW AND RETURN INDICATION
- PIPE LENGTH INDICATION AND JOINT POSITION
- NOMINAL PIPE SIZE AND OUTSIDE DIAMETER OF CASING PIPE
- PREINSULATED REDUCTION
- POSITION OF PIPE ANCHORS
- AV - AIR VENT
DP - DRAIN POINT
- DIRECTION CHANGES
- PREINSULATED BEND WITH APPROX. ANGLE
- PREINSULATED CURVED PIPE ANGLE 15C
- BRANCHES
- PREINSULATED PARALLEL T-PIECE 90° BRANCH OFF TOP OF MAIN
- PREINSULATED T-PIECE 90° BRANCH OFF TOP OF MAIN
- PREINSULATED T-PIECE 45° BRANCH OFF TOP OF MAIN
- VALVES
- PREINSULATED ISOLATION VALVE WITH 2No. VENT AND DRAIN POINTS
- PREINSULATED ISOLATION VALVE WITH 1No. VENT AND DRAIN POINTS
- PREINSULATED ISOLATION VALVE WITHOUT VENT AND DRAIN POINTS
- GENERAL
- CHANGE

UTILITIES LEGEND

ELECTRICITY CABLE AND/OR PILOT CABLE

BRITISH TELECOM CABLE

VERGIN MEDIA TELEVISION CABLE

WATER PIPE

DRAINAGE PIPE

COMMUNICATION CABLE

ASSUMED ROUTE OF OVERHEAD ELECTRICITY CABLE FROM UTILITY RECORD

ASSUMED ROUTE OF COORDINATED UTILITY TELECOMMUNICATIONS CABLE FROM UTILITY RECORD

BOUNDARY OF COORDINATED UTILITY

QUALITY LEVEL ACHIEVED (See PAS-128 Quality Levels table)

DIAMETER OF PIPE

SUBSTATION AREA HIGHLIGHT

ISLAND WATER

RAILWAY TRACK / TRAMLINE

COMPOSITE KEY

WATER ASSETS

SEWER ASSETS

BRITISH TELECOM ASSETS

ELECTRIC ASSETS

COMBINATION / CABLE TV ASSETS

***QUALITY LEVELS (BSI PAS-128)**

Quality Level Achieved	Method of Detection	Confidence Level
		Horizontal Vertical
(A)	Verification by Excavation, Manhole / Inspection Chamber entry	±50mm ±25mm
(B1)	Detected by Multiple Geophysical Techniques (E.M.I. & GPR)	±150mm or ±15% of depth
(B2)	Detected by One Geophysical Technique (E.M.I. or GPR)	±200mm or 140% of depth
(B3)	Geophysical Techniques Produced Weak Signal (Assumed Reading)	±500mm Undefined
(B4)	Geophysical Techniques Unsuccessful (Not Detected / Assumed Reading)	Undefined Undefined
(C)	Site Reconnaissance Of Street Furniture / Signs / Topographical Features, Not Detected	Undefined Undefined
(D)	Desktop Utility Record Search Data (Not Detected)	Undefined Undefined

The letter (P) can follow level B1, B2 & B3 to indicate that off-site post-processing of GPR has been included.

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KEY (This drawing must be reproduced in colour)

Tree Quality Categorisation
 (Based on BS 5837:2012 Trees in relation to design, demolition and construction - Recommendations)

- T1/G1 Trees
- H1 Hedgerow
- Root Protection Area (RPA)
- Category A (high quality)
- Category B (adequate quality)
- Category C (low quality)
- Category U (unsuitable for retention)
- Hedgerow (not categorised)

NOTES:

This drawing should be read in conjunction with the respective Arboricultural Survey Data.

The majority of trees were not recorded on the topographical survey provided. Where this was the case, tree locations have been approximated using a combination of aerial imagery and on-site observations.

01	TENDER BIDDING	10.12.21	PH	10.12.21
Rev	Description	Issued	Checked	Date

Purpose of Issue
TENDER

Project Information
Client: **energetik**

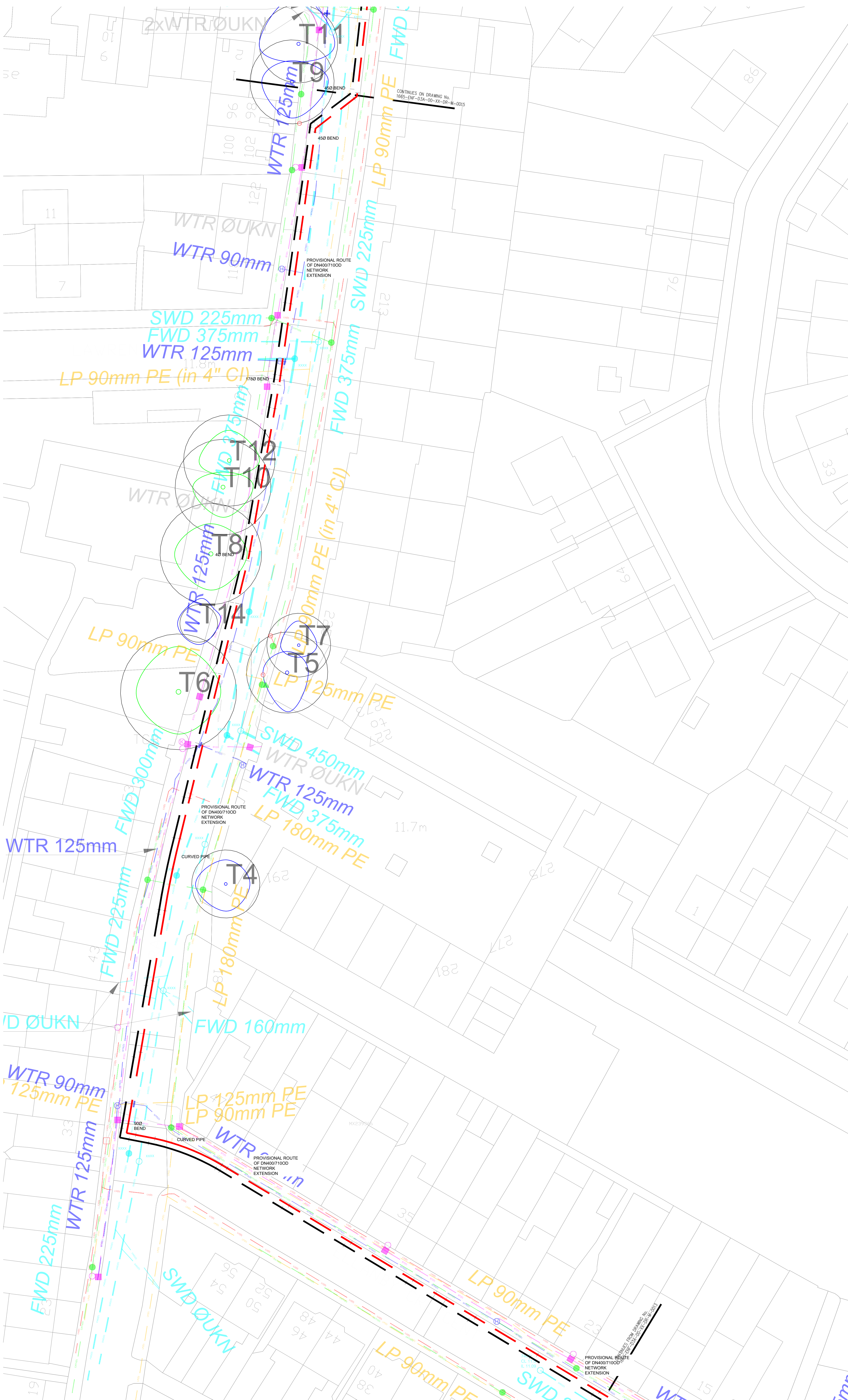
Title: **Enfield District Heating Network**

District Heating Network
Phase 1 Layout 3 of 38

Project ID	Originator	Zone	Level	Type	Rate	Revision
ENF	DSA	00	XX	DR	M	0013
Project No.	Drawn	Scale	GP	Status	Revision	
1665	DW	1:200		D2	001	

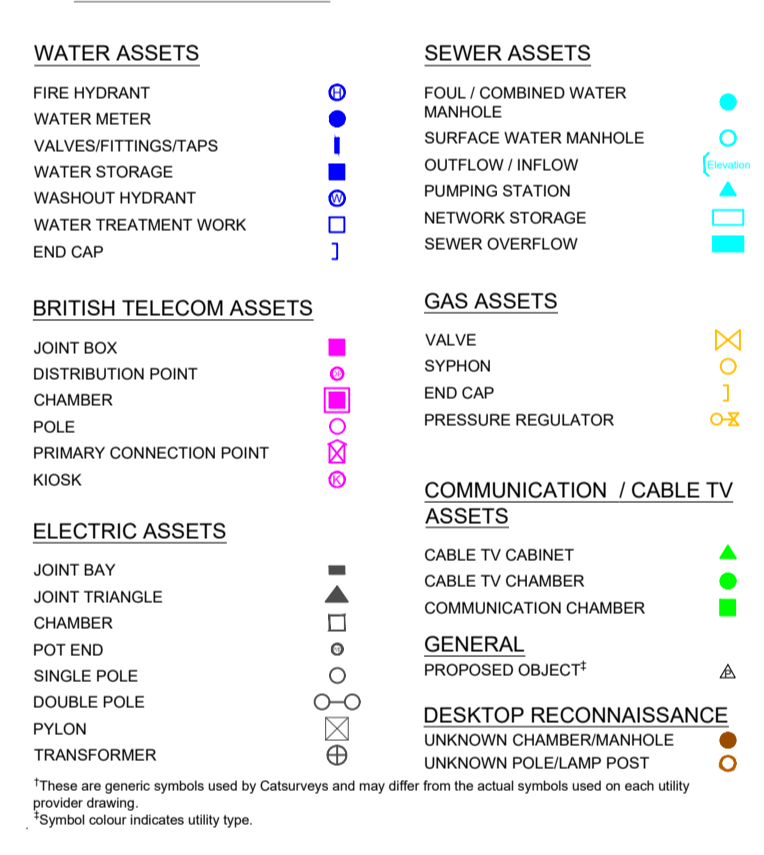
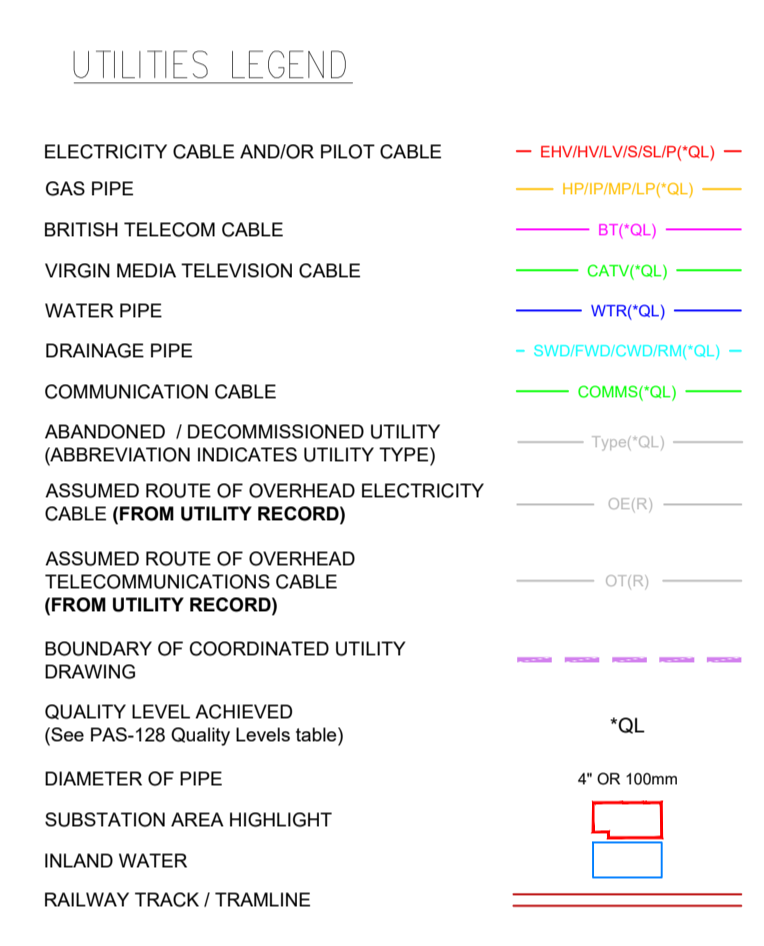
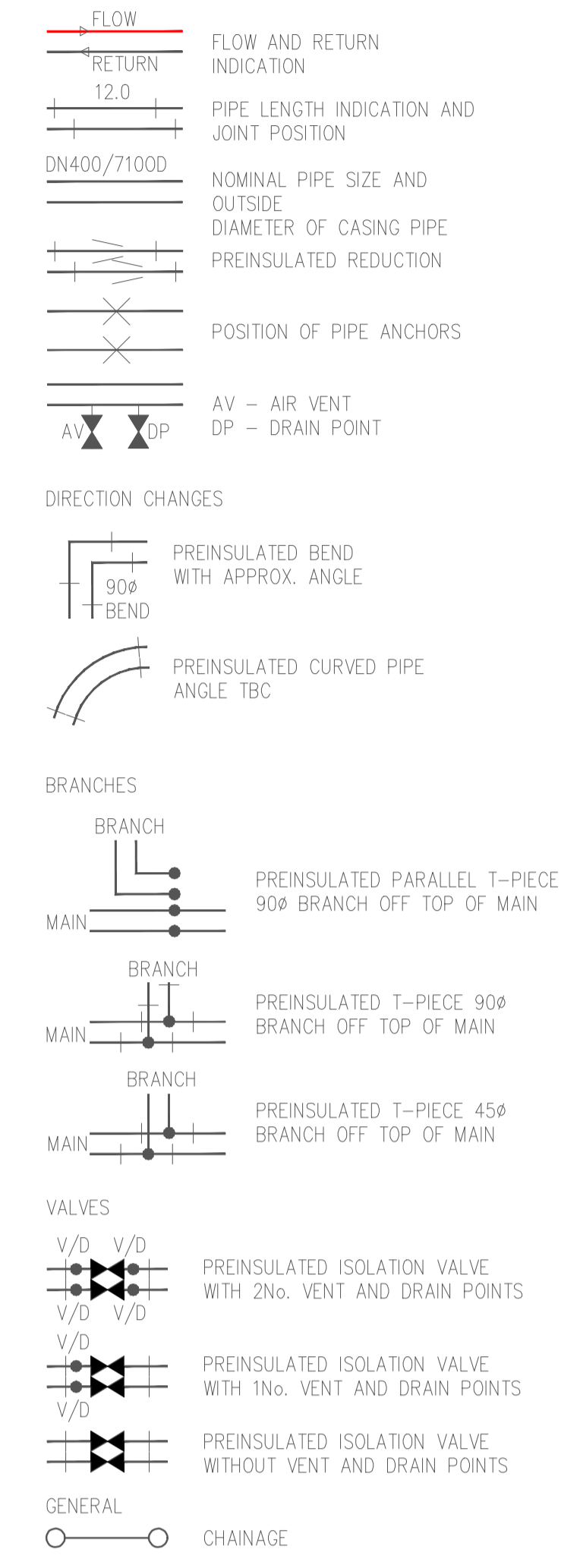
d3associates
ENERGY & ARCHITECTURE

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*QUALITY LEVELS (BSI PAS-128)

Quality Level Achieved	Method of Detection	Confidence Level	
		Horizontal	Vertical
(A)	Verification by Excavation, Methods / Inspection Chamber entry	±50mm	±25mm
(B1)	Detected by Multiple Geophysical Techniques (EM & GPR)	±150mm or ±15% of depth	±15% of depth
(B2)	Detected by One Geophysical Technique (EM, or GPR)	±200mm or ±40% of depth	±40% of depth
(B3)	Geophysical Techniques Product Weak Signal No Reliable Depth.	±500mm	Undefined
(B4)	Geophysical Techniques Unsuccessful (Not Detected Assumed False)	Undefined	Undefined
(C)	Site Reconnaissance Of Street Furniture / 'Scan' / Topographical Features Not Detected	Undefined	Undefined
(D)	Desktop Utility Record Search Data Not Detected	Undefined	Undefined

The letter (D) can follow level B1, B2 & B3 to indicate that off-site post processing of GPR has been included.

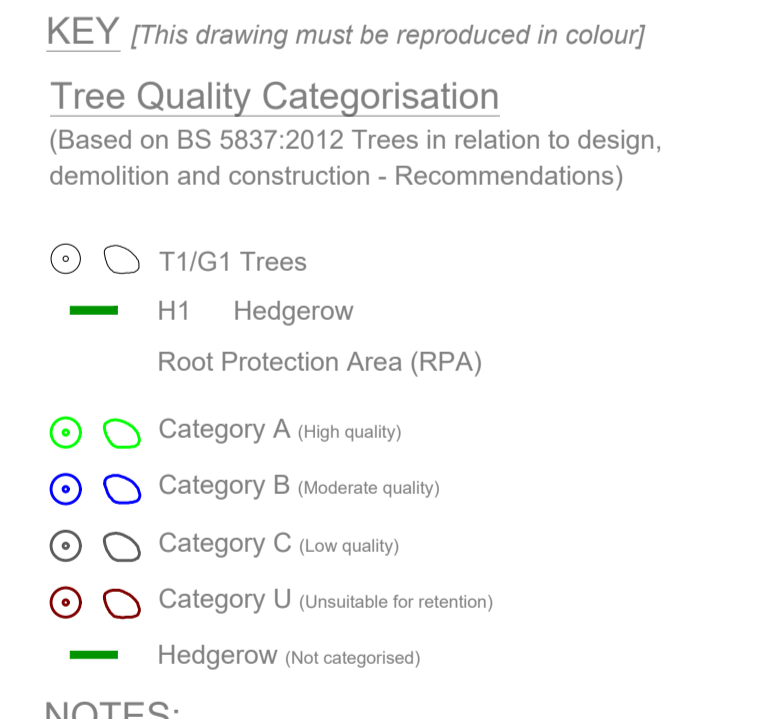
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NOTES:

This drawing should be read in conjunction with the respective Arboricultural Survey Data

The majority of trees were not recorded on the topographical survey provided. Where this was the case, tree locations have been approximated using a combination of aerial imagery and on-site observations

001	TENDER ISSUE	10.12.21 PM	10.12.21
Rev	Description	Issued	Checked
Purpose of issue			

Project Information

Client:

Title: Enfield District Heating Network

District Heating Network
Phase 1 Layout 4 of 38

Project ID	ENF_DSA	00	XX	DR	M	0014
Project No.	DWA	1:200	Scale @	D2 001		

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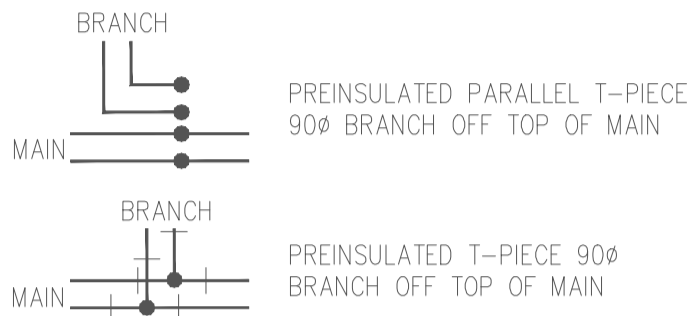
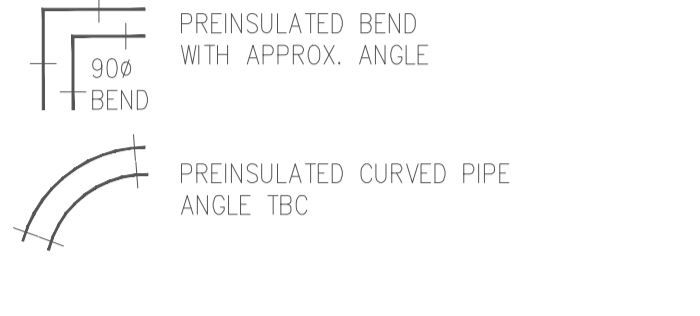
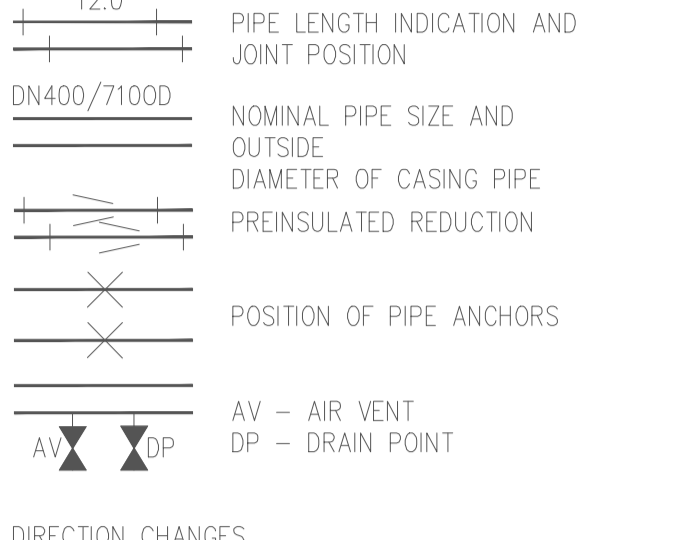
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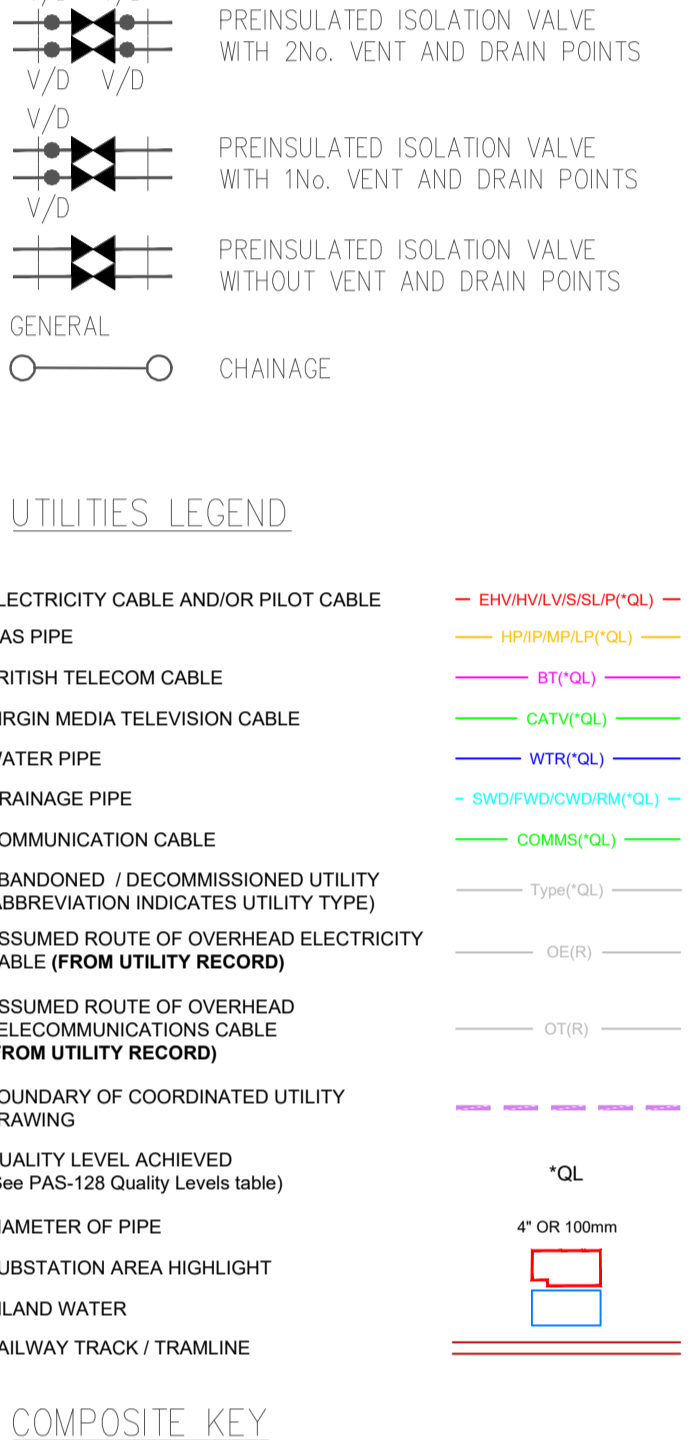
DISTRICT HEATING NETWORK LEGEND

FOR ADDITIONAL TECHNICAL INFORMATION PLEASE REFER TO THE LOGSTOR MANUALS
1. DESIGN MANUAL
2. DESIGN WITH TWIN PIPES
3. PRODUCT CATALOGUE
4. SURVEILLANCE MANUAL
5. HANDLING AND INSTALLATION

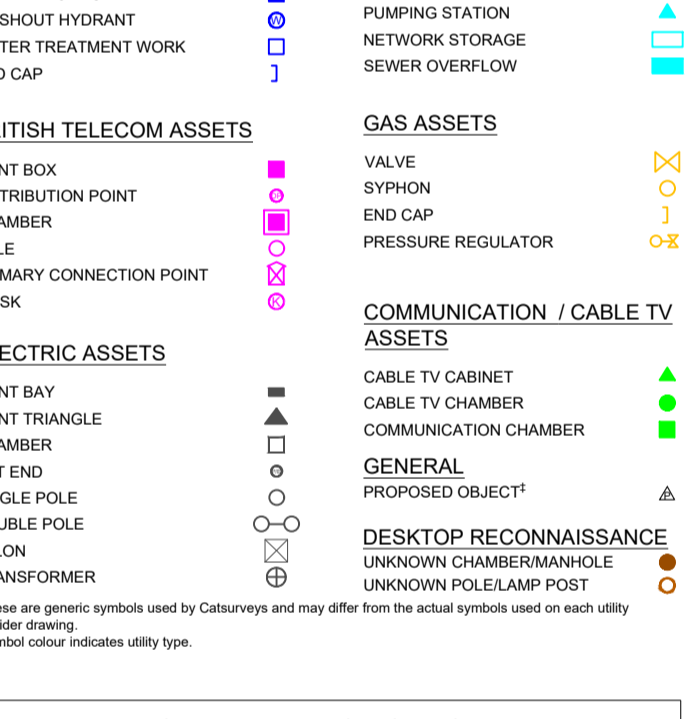
PIPEWORK



UTILITIES LEGEND



COMPOSITE KEY



*QUALITY LEVELS (BSI PAS-128)		
Quality Level Achieved	Method of Detection	Confidence Level
		Horizontal Vertical
(A)	Verification by Excavation, Manhole / Inspector Chamber entry	±50mm ±25mm
(B1)	Detected by Multiple Geophysical Techniques (EM & GPR)	±100mm or ±15% of depth ±15% of depth
(B2)	Detected by One Geophysical Technique (EM or GPR)	±200mm or ±40% of depth ±40% of depth
(B3)	Geophysical Techniques - Precursor Weak Signal No Reliable Depths	±500mm Undefined
(B4)	Geophysical Techniques Unsuccessful Not Detected (Assumed Route)	Undefined Undefined
(C)	Site Reconnaissance Of Street Furniture / Street Topographical Features. Not Detected	Undefined Undefined
(D)	Desktop Utility Record Search Data. Not Detected	Undefined Undefined

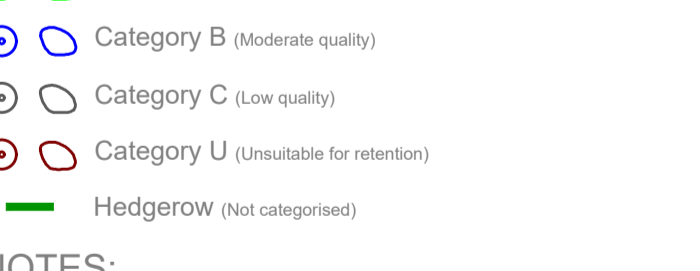
The letter (D) can follow level B1, B2 & B3 to indicate that off-site post processing of GPR has been included.

The information provided on this drawing about the existing utility infrastructure is based on historic records provided by the statutory undertakers and therefore should be used for guidance only.

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NOTES:

This drawing should be read in conjunction with the respective Arboricultural Survey Data.

The majority of trees were not recorded on the topographical survey provided. Where this was the case, tree locations have been approximated using a combination of aerial imagery and on-site observations.

REV	DESCRIPTION	ISSUED	CHECKED	DATE
001	TENDER ISSUE	10/12/21	PH	10/12/21

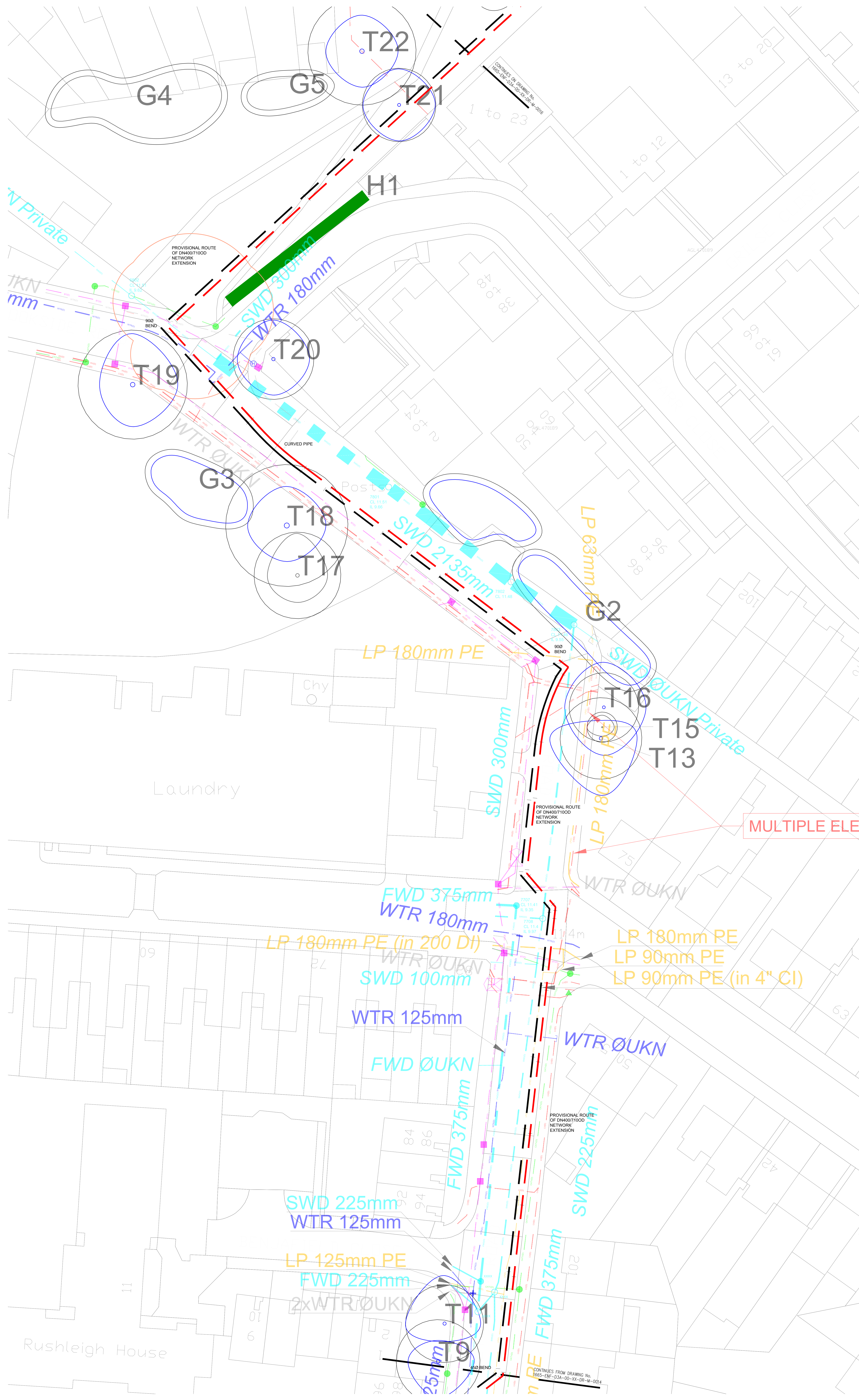


Title: Enfield District Heating Network
Drawing Information:
District Heating Network
Phase 1 Layout 5 of 38

Project ID	Originator	Zone	Level	Type	Scale	Drawing No.
ENF	DSA	00	XX	DR	M	0015
Project No.	Dwn	Sheet No.	Scale	Issue		
1665	DW	1:200		D2		001



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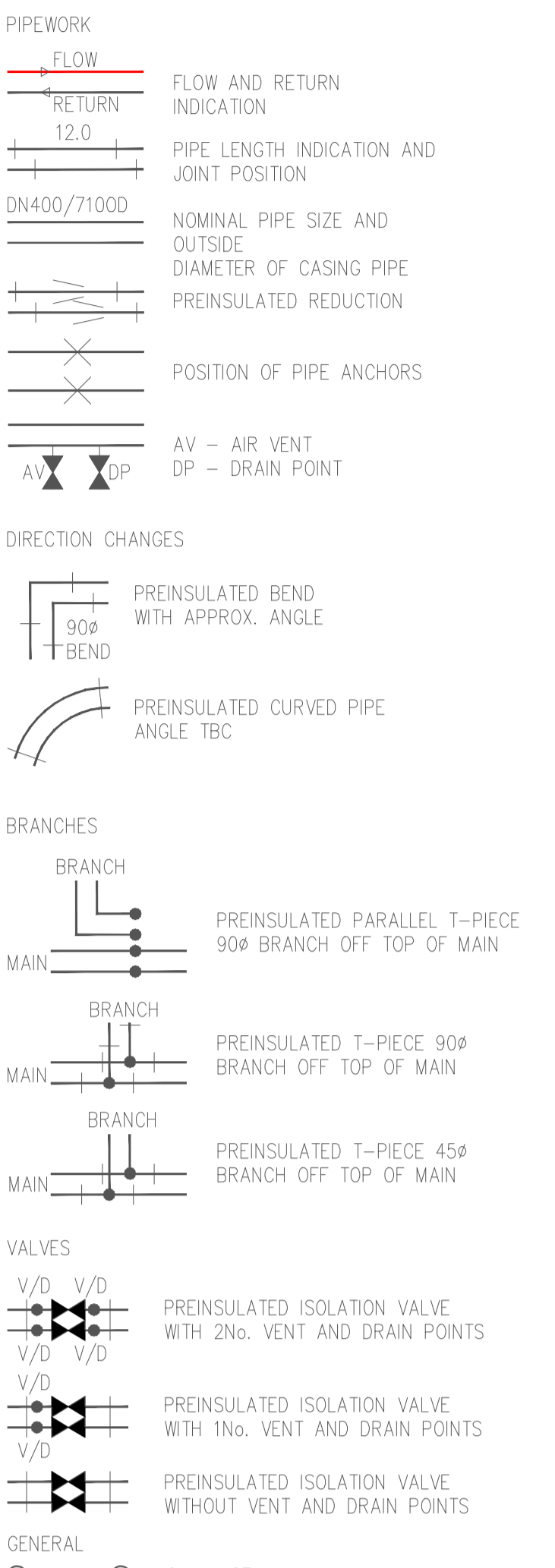
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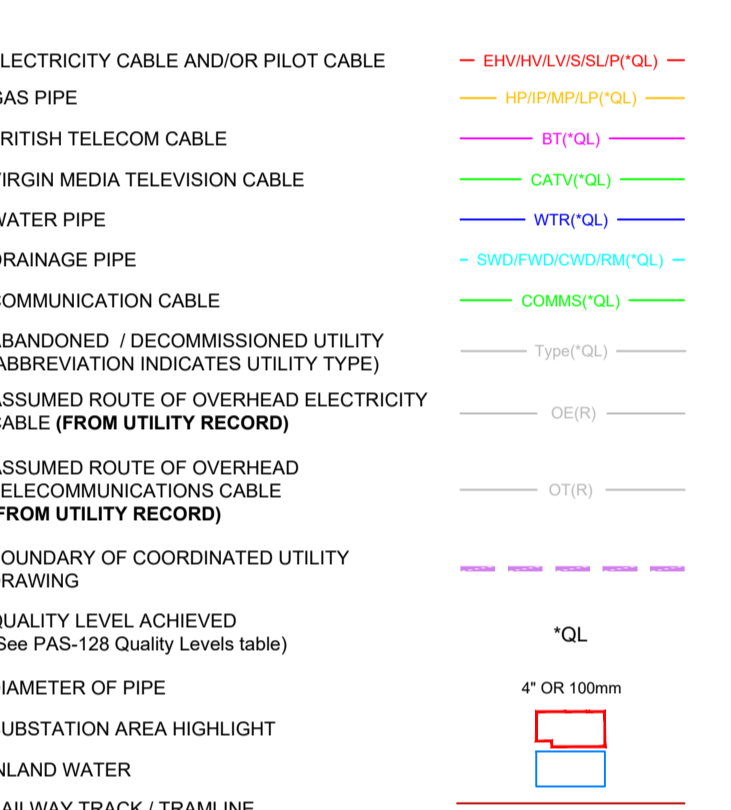
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DISTRICT HEATING NETWORK LEGEND

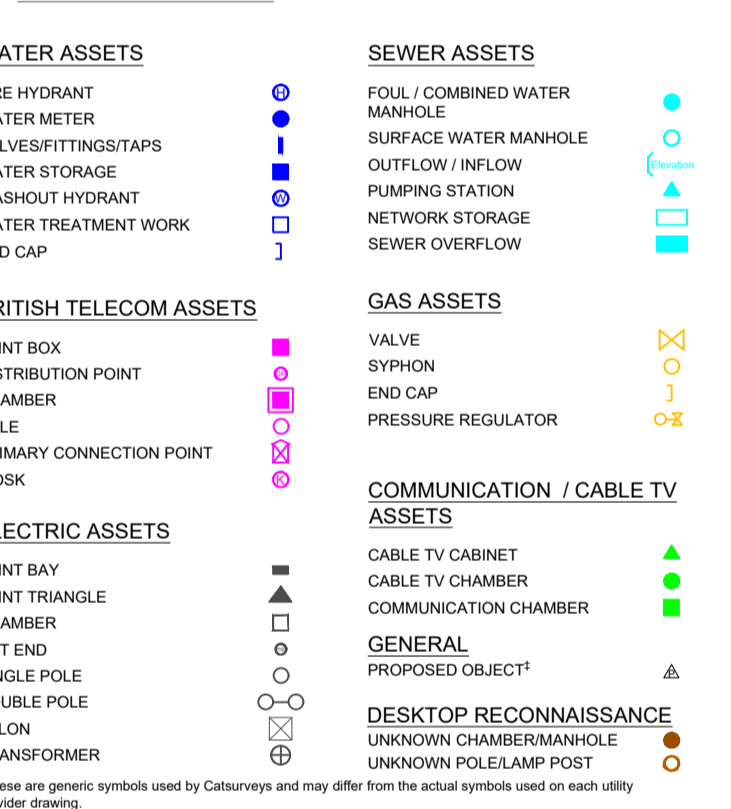
FOR ADDITIONAL TECHNICAL INFORMATION PLEASE REFER TO THE LOGSTOR MANUALS
1. DESIGN MANUAL
2. DESIGN WITH TWIN PIPES
3. PRODUCT CATALOGUE
4. SURVEILLANCE MANUAL
5. HANDLING AND INSTALLATION



UTILITIES LEGEND



COMPOSITE KEY



*QUALITY LEVELS (BSI PAS-128)

Quality Level Achieved	Method of Detection	Confidence Level	
		Horizontal	Vertical
(A)	Verification by Excavation, Manhole / Inspection Chamber Entry	±50mm	±20mm
(B1)	Detected by Multiple Geophysical Techniques (EM & GPR)	±100mm or 15% of depth	±15% of depth
(B2)	Detected by One Geophysical Technique (EM, or GPR)	±200mm or 40% of depth	±40% of depth
(B3)	Geophysical Techniques Produced Weak Signal No Reliable Depths	±500mm	Undefined
(B4)	Geophysical Techniques Unsuccessful, Not Detected (Assumed Route)	Undefined	Undefined
(C)	Site Reconnaissance Of Street Furniture / Signs / Topographical Features Not Detected	Undefined	Undefined
(D)	Desktop Utility Record Search Data Not Detected	Undefined	Undefined

*The letter (B) can follow level B1, B2 & B3 to indicate that off-site post processing of GPR has been included.

The information provided on this drawing about the existing utility infrastructure is based on historic records provided by the statutory undertakers and therefore should be used for guidance only.

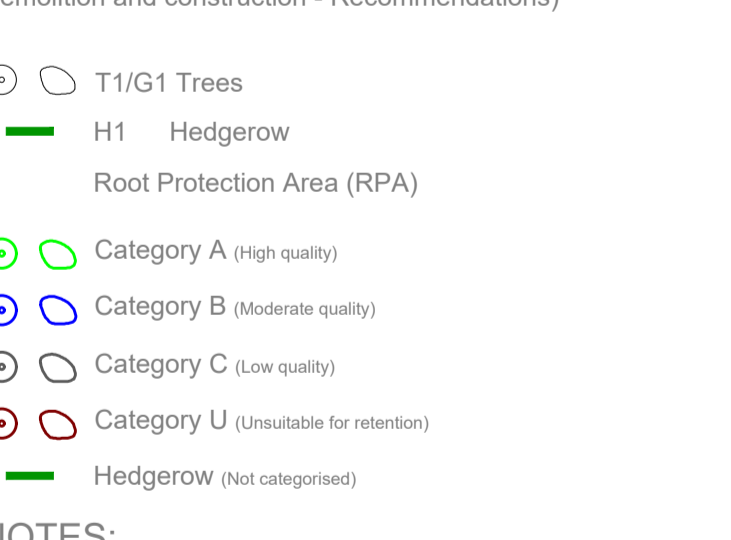
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NOTES:

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01	TENDER ISSUE	10.12.21	PH	10.12.21
Rev	Description	Issued	Checked	Date

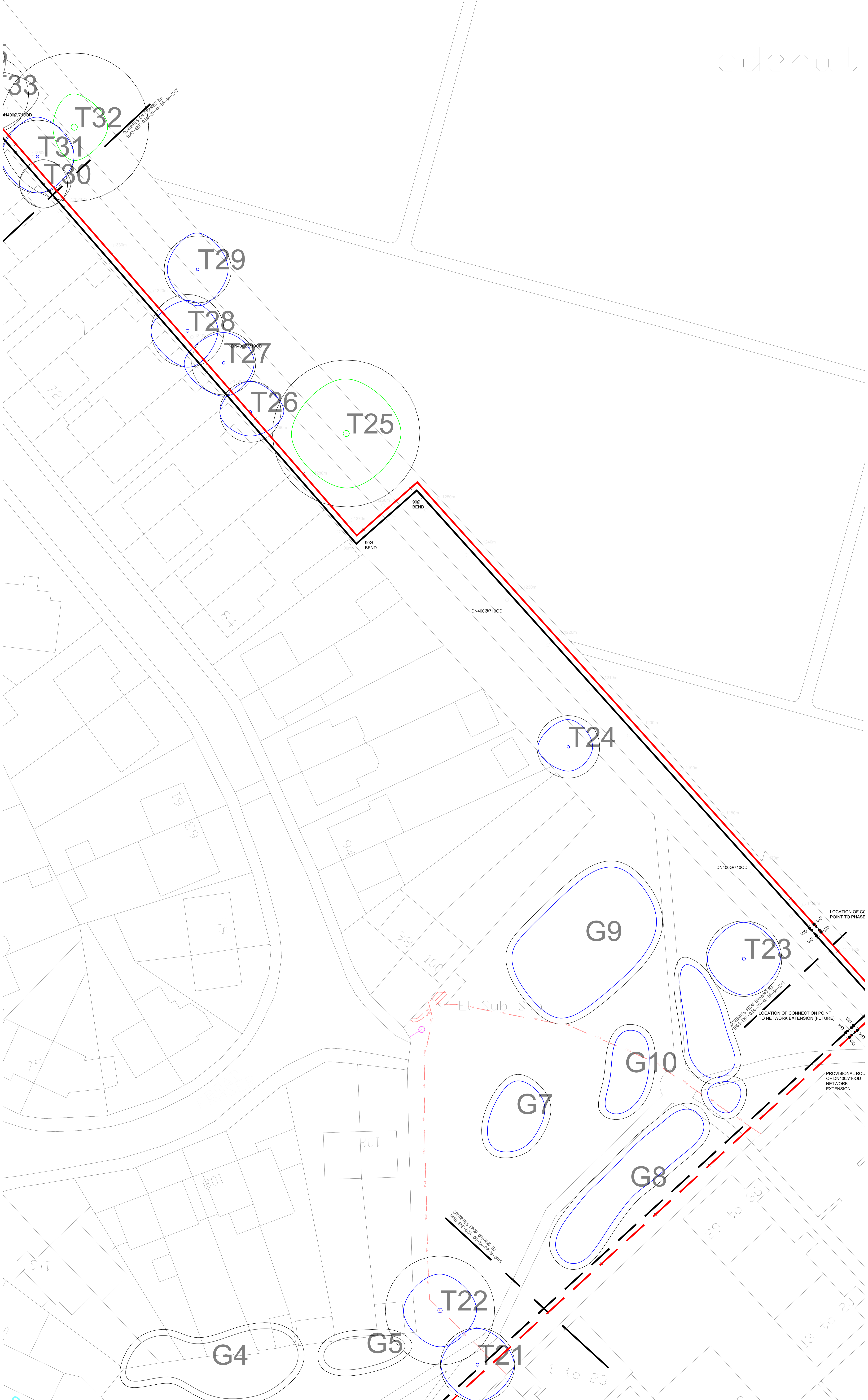
Purpose of issue
TENDER

Client:
energetik

Title: Enfield District Heating Network

District Heating Network
Phase 1 Layout 6 of 38

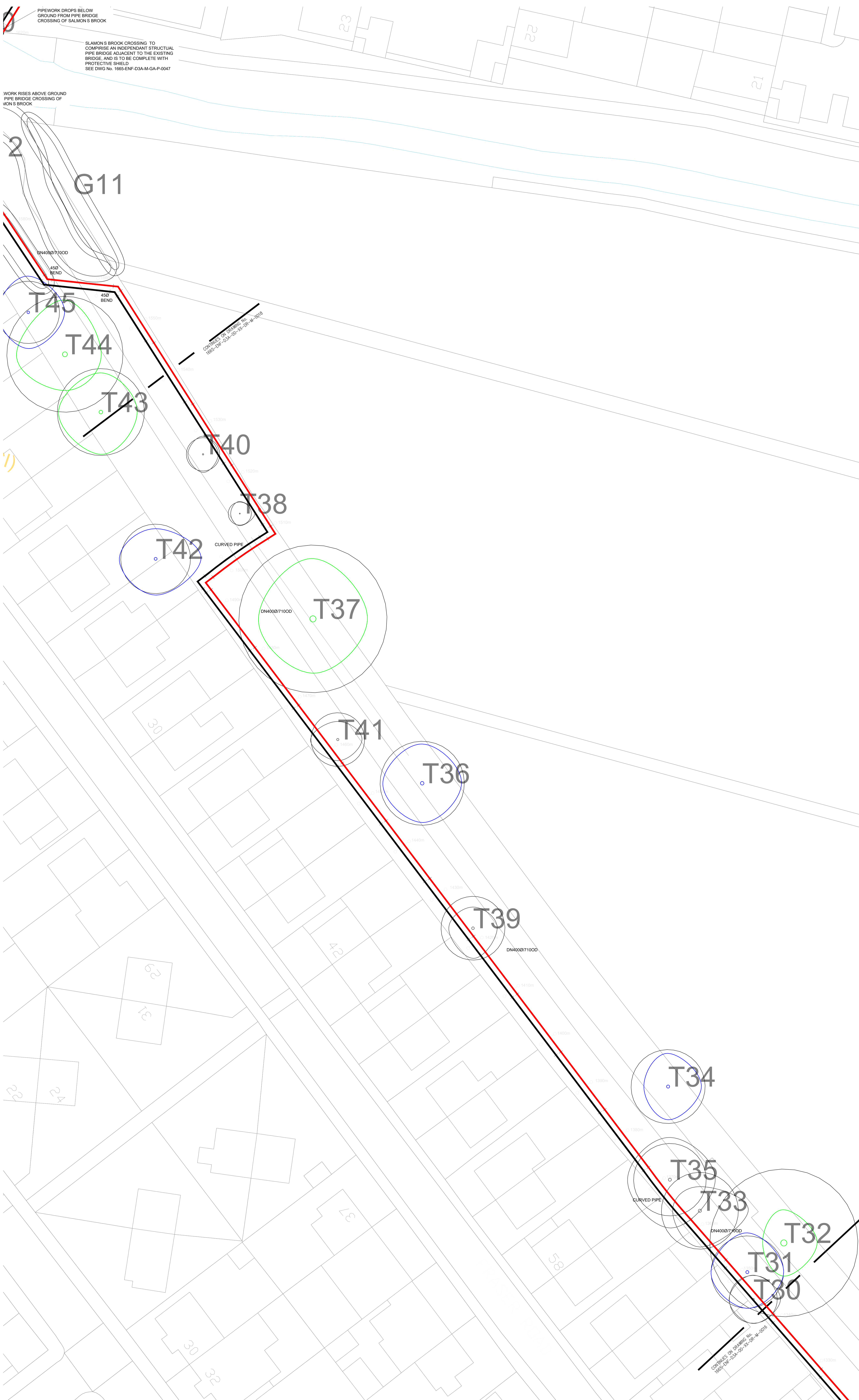
Project ID	ENF	Originator	D3A	Zone	00	Level	XX	Type	DR	Scale	M	Sheet	0016
Project No.	1665	Drawn	DW	Scale @ A0	1:200	Revision	D2	Issue	001				



PIPEWORK DROPS BELOW GROUND FROM PIPE BRIDGE CROSSING OF SALMON'S BROOK

SLAMON'S BROOK CROSSING TO COMPRISE AN INDEPENDANT STRUCTURAL PIPE BRIDGE ADJACENT TO THE EXISTING BRIDGE, AND IS TO BE COMPLETE WITH PROTECTIVE SHIELD SEE DWG No. 1665-ENF-D3A-M-GA-P-0017

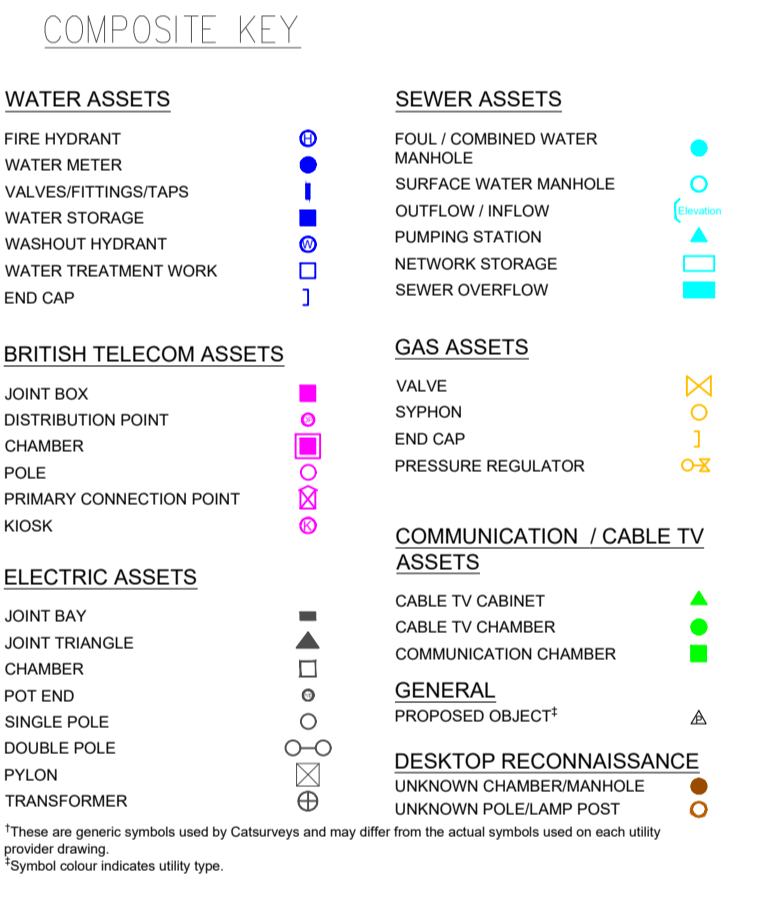
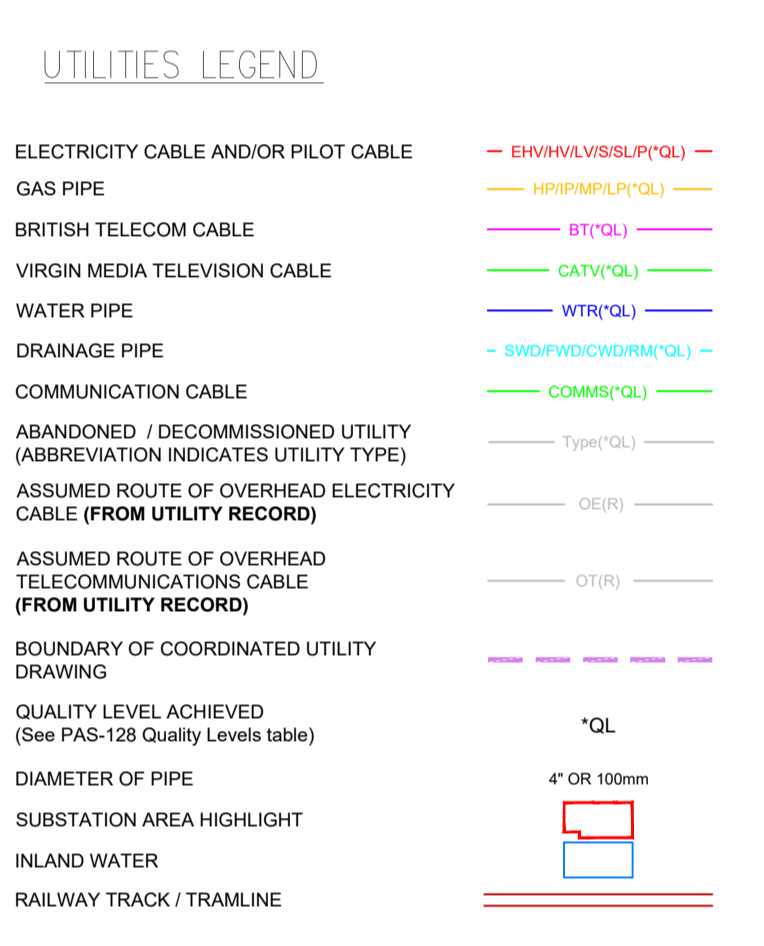
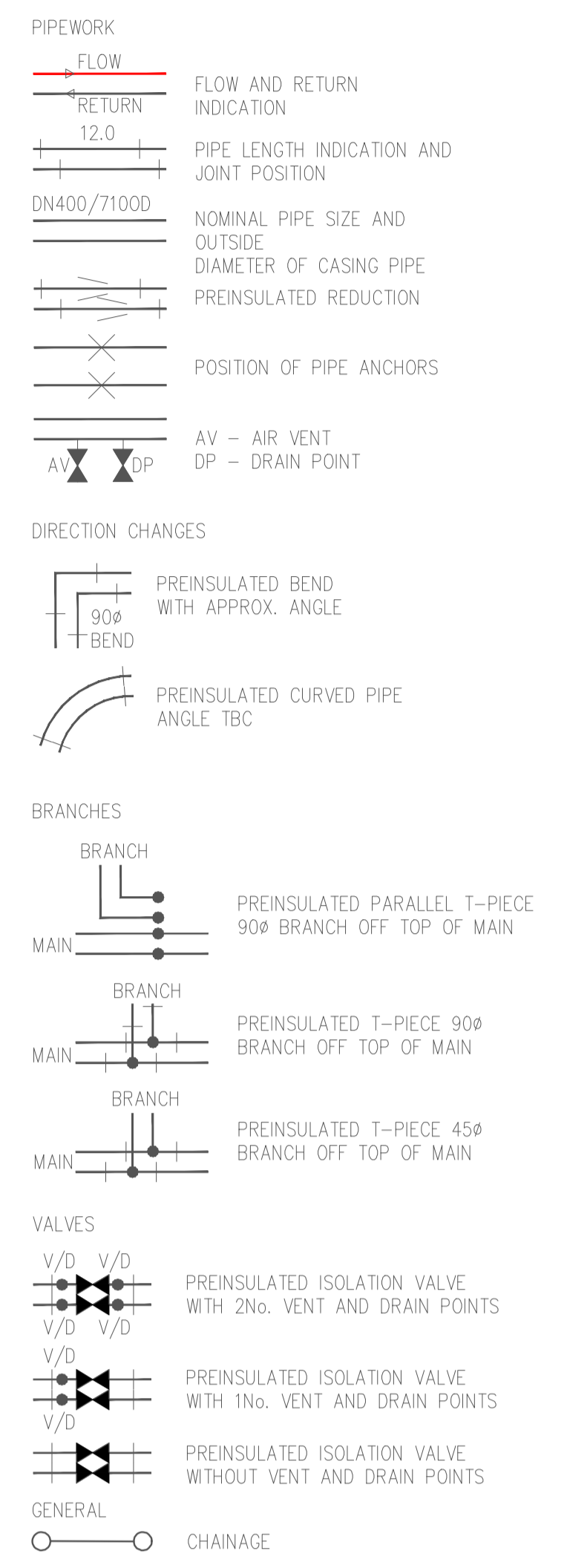
WORK RISES ABOVE GROUND PIPE BRIDGE CROSSING OF MON'S BROOK



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DISTRICT HEATING NETWORK LEGEND
FOR ADDITIONAL TECHNICAL INFORMATION PLEASE REFER TO THE LOSGOR MANUALS
1. DESIGN MANUAL
2. DESIGN WITH TWIN PIPES
3. PRODUCT CATALOGUE
4. SURVEILLANCE MANUAL
5. HANDLING AND INSTALLATION



***QUALITY LEVELS (BSI PAS-128)**

Quality Level Achieved	Method of Detection	Confidence Level
(A)	Verification by Excavation, Manhole / Inspection Chamber entry	Horizontal ±50mm Vertical ±25mm
(B1)	Detected by Multiple Geophysical Techniques (EM & GPR)	±150mm or ±15% of depth
(B2)	Detected by One Geophysical Technique (EM, or GPR)	±200mm or ±40% of depth
(B3)	Geophysical Techniques Produced Weak Signal No Reliable Depths	±500mm Undefined
(B4)	Geophysical Techniques Unsuccessful, Not Detected (Assumed Route)	Undefined Undefined
(C)	Site Reconnaissance Of Street Furniture / Search / Topographical Features Not Detected	Undefined Undefined
(D)	Desktop Utility Record Search Data Not Detected	Undefined Undefined

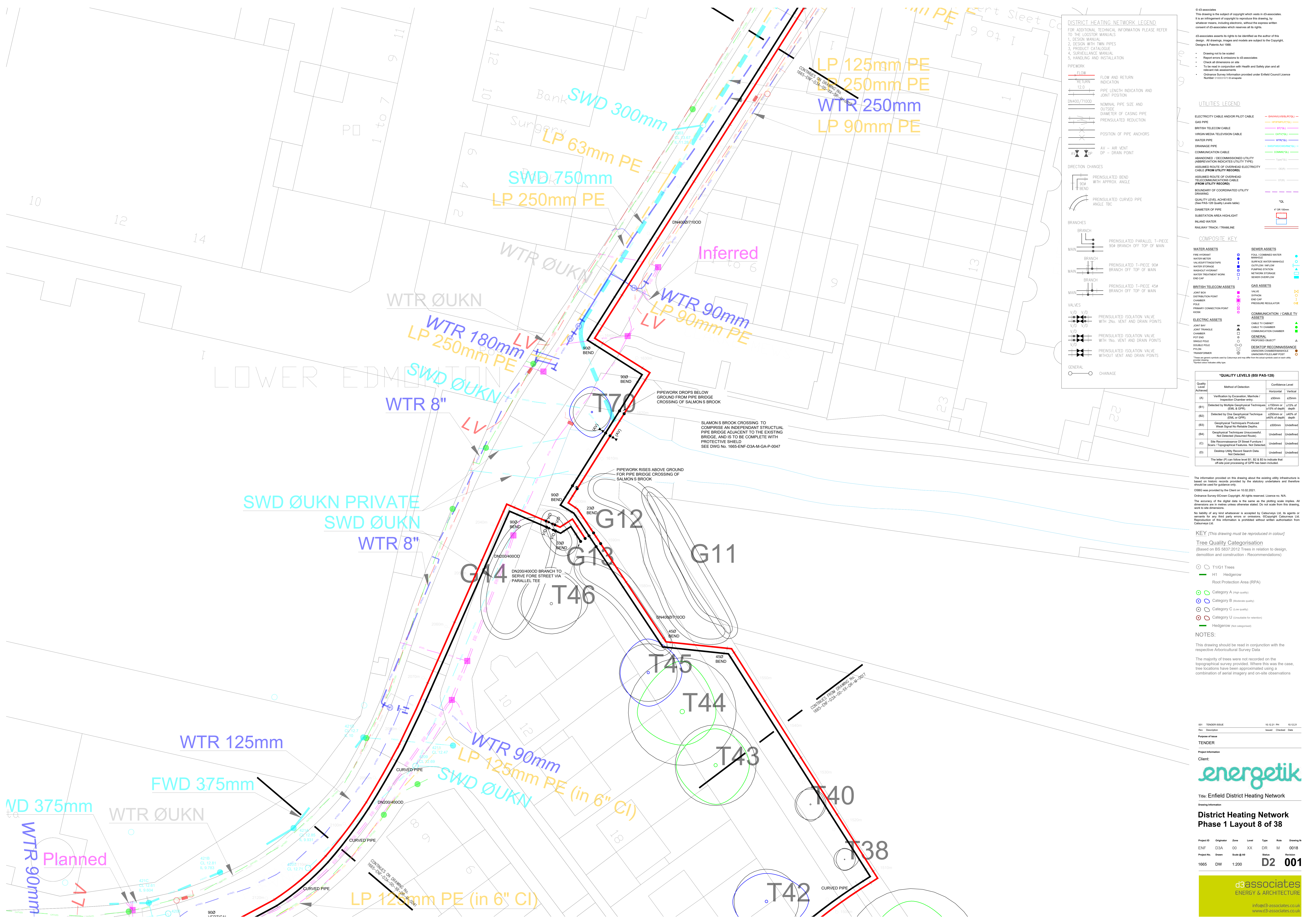
The letter (P) can follow level B1 & B2 to indicate that off site post processing of GPR has been included.

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KEY (This drawing must be reproduced in colour)
Tree Quality Categorisation
(Based on BS 5837:2012 Trees in relation to design, demolition and construction - Recommendations)
T1G1 Trees
H1 Hedgerow
Root Protection Area (RPA)
Category A (high quality)
Category B (moderate quality)
Category C (low quality)
Category U (unsuitable for retention)
Hedgerow (not categorised)

NOTES:
This drawing should be read in conjunction with the respective Arboricultural Survey Data
The majority of trees were not recorded on the topographical survey provided. Where this was the case, tree locations have been approximated using a combination of aerial imagery and on-site observations

001 TENDER ISSUE 10.12.21 PM 10.12.21
Rev Description Issued Checked Date
Purpose of issue
TENDER
Project Information
Client:
emergetik
Title: Enfield District Heating Network
Drawing Information
**District Heating Network
Phase 1 Layout 7 of 38**
Project ID Originator Zone Level Type Site Date Drawing No.
ENF D3A 00 XX DR M 0017
Project No. Drawn Scale @ A0
1665 DW 1:200
D2 001



DISTRICT HEATING NETWORK LEGEND

FOR ADDITIONAL TECHNICAL INFORMATION PLEASE REFER TO THE LOGBOOK MANUALS
 1. DESIGN MANUAL
 2. DESIGN WITH TWIN PIPES
 3. PRODUCT CATALOGUE
 4. SURVEILLANCE MANUAL
 5. HANDLING AND INSTALLATION

PIPEWORK

- FLOW AND RETURN INDICATION
- PIPE LENGTH INDICATION AND JOINT POSITION
- NOMINAL PIPE SIZE AND OUTSIDE DIAMETER OF CASING PIPE
- PREINSULATED REDUCTION
- POSITION OF PIPE ANCHORS
- AV - AIR VENT
DP - DRAIN POINT

DIRECTION CHANGES

- PREINSULATED BEND WITH APPROX. ANGLE
- PREINSULATED CURVED PIPE ANGLE 75C

BRANCHES

- PREINSULATED PARALLEL T-PIECE 90° BRANCH OFF TOP OF MAIN
- PREINSULATED T-PIECE 90° BRANCH OFF TOP OF MAIN
- PREINSULATED T-PIECE 45° BRANCH OFF TOP OF MAIN

VALVES

- PREINSULATED ISOLATION VALVE WITH 2No. VENT AND DRAIN POINTS
- PREINSULATED ISOLATION VALVE WITH 1No. VENT AND DRAIN POINTS
- PREINSULATED ISOLATION VALVE WITHOUT VENT AND DRAIN POINTS
- CHAINAGE

UTILITIES LEGEND

ELECTRICITY CABLE AND/OR PLOT CABLE

- BRITISH TELECOM CABLE
- VISION MEDIA TELEVISION CABLE
- WATER PIPE
- DRAINAGE PIPE
- COMMUNICATION CABLE
- ABANDONED / DECOMMISSIONED UTILITY (ABBREVIATION INDICATES UTILITY TYPE)
- ASSUMED ROUTE OF OVERHEAD ELECTRICITY CABLE (FROM UTILITY RECORD)
- ASSUMED ROUTE OF OVERHEAD TELECOMMUNICATIONS CABLE (FROM UTILITY RECORD)
- BOUNDARY OF COORDINATED UTILITY DRAWING
- QUALITY LEVEL ACHIEVED (SEE PAS 128 QUALITY LEVELS)
- DIAMETER OF PIPE
- SUBSTATION AREA HIGHLIGHT
- INLAND WATER
- RAILWAY TRACK / TRAMLINE

COMPOSITE KEY

WATER ASSETS

- WATER METER
- VALVE
- WATER STORAGE
- WATER TREATMENT WORK
- END CAP

BRITISH TELECOM ASSETS

- JOINT BOX
- DISTRIBUTION POINT
- POLE
- PRIMARY CONNECTION POINT
- WORK

ELECTRIC ASSETS

- JOINT BOX
- JOINT TRIANGLE
- CHAMBER
- POT END
- SMALL POLE
- DOUBLE POLE
- PILON
- TRANSFORMER
- GENERAL
- CHAINAGE

SEWER ASSETS

- COLLECTOR WATER MAIN
- SURFACE WATER MANHOLE
- OUTFLOW / INFLOW
- PUMPING STATION
- NETWORK STORAGE
- SEWER OVERFLOW

GAS ASSETS

- VALVE
- SPURION
- END CAP
- PRESSURE REGULATOR

COMMUNICATION / CABLE TV ASSETS

- CABLE TV CABINET
- CABLE TV CHAMBER
- COMMUNICATION CHAMBER
- PROTECTED OBJECT
- DESKTOP RECONNAISSANCE
- UNKNOWN CHAMBER/ASSET
- UNKNOWN POLE/LAMP POST

QUALITY LEVELS (BSI PAS-128)

Quality Level Achieved	Method of Detection	Confidence Level
(A)	Verification by Excavation, Manhole / Inspection Chamber entry.	Horizontal 100mm Vertical 125mm
(B1)	Detected by Multiple Geophysical Techniques (EM, GPR).	1100mm or 115% of depth
(B2)	Detected by One Geophysical Technique (EM, GPR).	1250mm or 140% of depth
(B3)	Geophysical Techniques Produced 'Weak Signal / Reliable Depth'.	1500mm
(B4)	Geophysical Techniques Unsuccessful, Not Detected (Assumed Route).	Undefined
(C)	Site Reconnaissance Of Street Furniture / Street / Geographical Features, Not Detected.	Undefined
(D)	Desktop Utility Record Search Data, Not Detected.	Undefined

The letter (P) can follow level B1, B2 & B3 to indicate that off-site post processing of GPR has been included.

The information provided on this drawing about the existing utility infrastructure is based on historic records provided by the statutory undertakers and therefore should be used for guidance only.

OSDG was produced by the Client on 10/02/2021.

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KEY (This drawing must be reproduced in colour)

Tree Quality Categorisation
 (Based on BS 5837:2012 Trees in relation to design, demolition and construction - Recommendations)

- T1/G1 Trees
- H1 Hedgerow
- Root Protection Area (RPA)
- Category A (high quality)
- Category B (adequate quality)
- Category C (low quality)
- Category U (unsuitable for retention)
- Hedgerow (not categorised)

NOTES:

This drawing should be read in conjunction with the respective Arboricultural Survey Data.

The majority of trees were not recorded on the topographical survey provided. Where this was the case, tree locations have been approximated using a combination of aerial imagery and on-site observations.

Rev	Description	Issued	Checked	Date
001	TENDER ISSUE	10/12/21	PH	10/12/21

Purpose of Issue
TENDER

Project Information
Client:
energetik
Title: Enfield District Heating Network

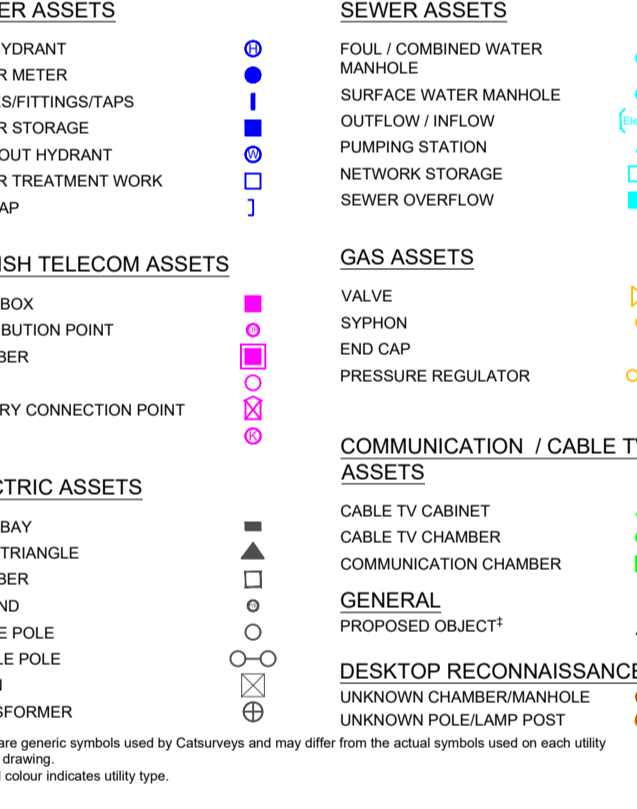
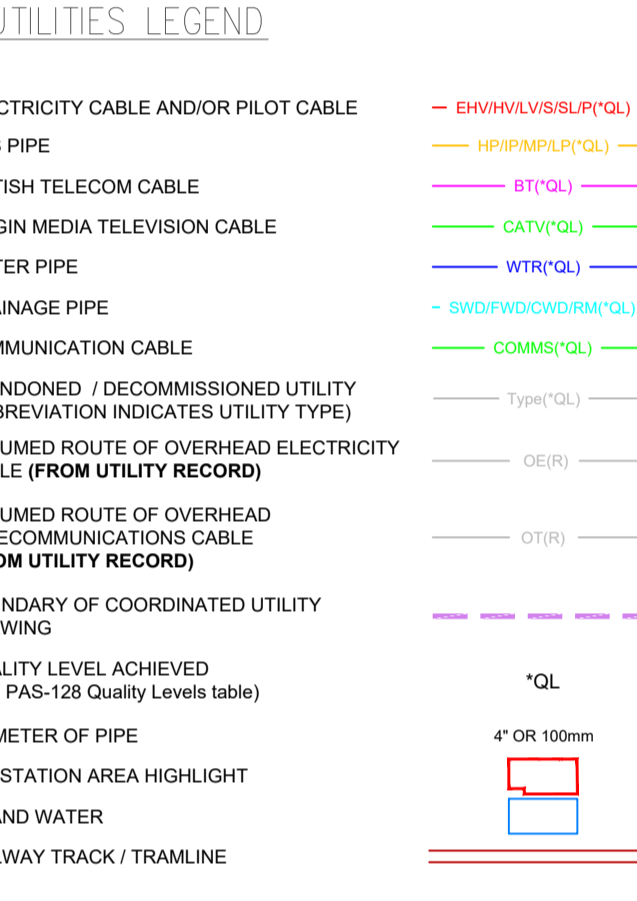
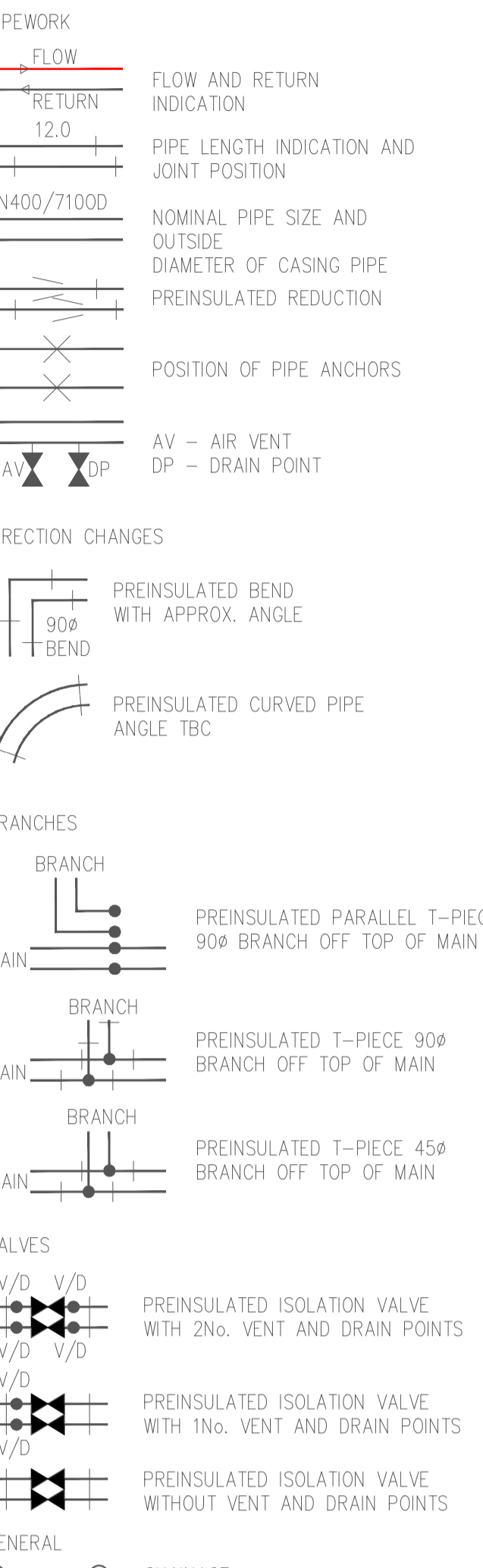
District Heating Network
Phase 1 Layout 8 of 38

Project ID	Originator	Date	Level	Type	Scale	Drawing No.
ENF_D3A	00	XX	DR	M		0018
Project No.	Drawn	Scale	Sheet	Revision		
1665	DW	1:200	D2	001		

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DISTRICT HEATING NETWORK LEGEND
 FOR ADDITIONAL TECHNICAL INFORMATION PLEASE REFER TO THE LOGBOOK MANUALS
 1. DESIGN MANUAL
 2. DESIGN WITH TWIN PIPES
 3. PRODUCT CATALOGUE
 4. SURVEILLANCE MANUAL
 5. HANDLING AND INSTALLATION

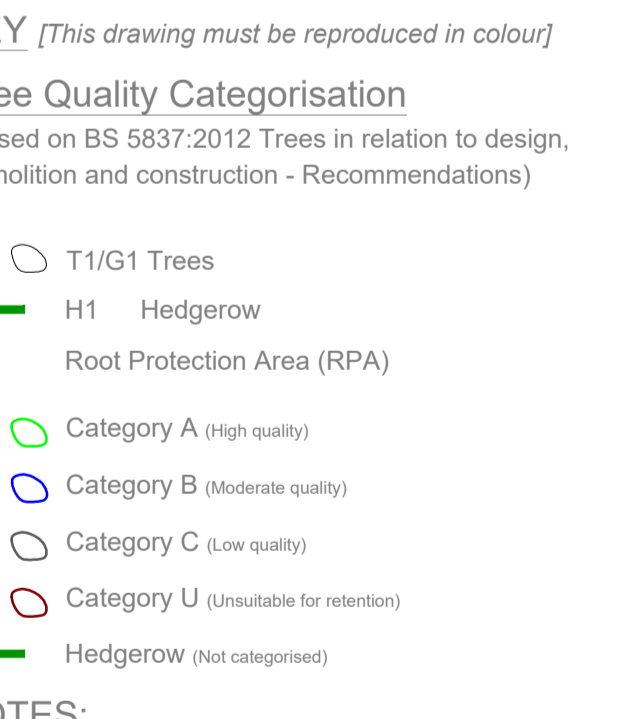


"QUALITY LEVELS (BSI PAS-128)

Quality Level Achieved	Method of Detection	Confidence Level	
		Horizontal	Vertical
(A)	Verification by Excavation, Manhole / Inspection Chamber entry	±50mm	±25mm
(B1)	Detected by Multiple Geophysical Techniques (GPR, EM, or GPR)	±150mm or ±15% of depth	±15% of depth
(B2)	Detected by One Geophysical Technique (EM, or GPR)	±250mm or ±40% of depth	±40% of depth
(B3)	Geophysical Techniques Proposed Weak Signal No Reliable Depths	±500mm	Undefined
(B4)	Geophysical Techniques Unsuccessful, Not Detected (Assumed Route)	Undefined	Undefined
(C)	Site Reconnaissance Of Street Furniture / Signs / Topographical Features, Not Detected	Undefined	Undefined
(D)	Desktop Utility Record Search Data, Not Detected	Undefined	Undefined

The table (D) can follow levels B1, B2 & B3 to indicate that off-site post processing of GPR has been included.

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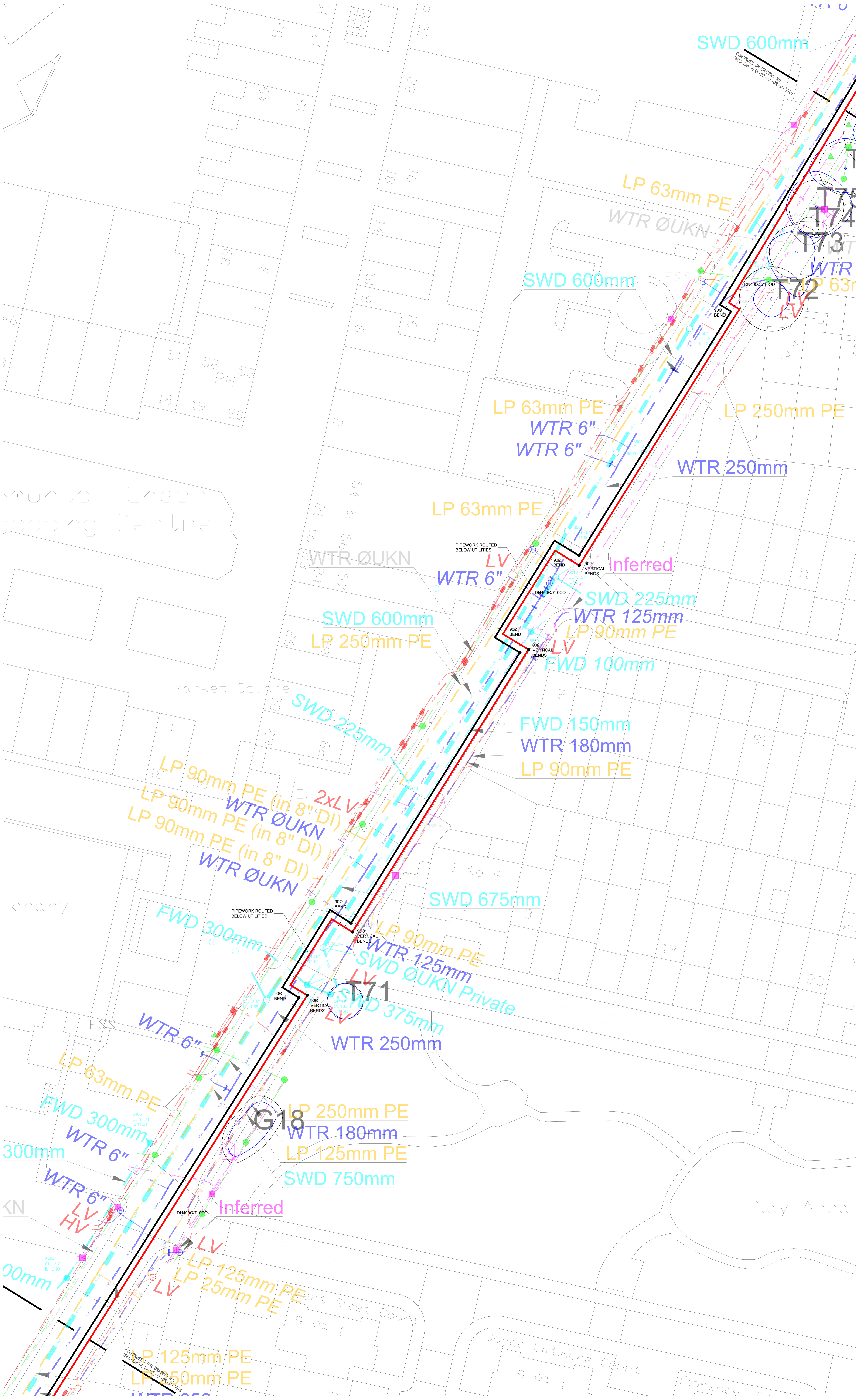


NOTES:
 This drawing should be read in conjunction with the respective Arboricultural Survey Data.
 The majority of trees were not recorded on the topographical survey provided. Where this was the case, tree locations have been approximated using a combination of aerial imagery and on-site observations.

energetik

Title: Enfield District Heating Network
 Drawing Information
District Heating Network Phase 1 Layout 9 of 38

Project ID	Originator	Date	Level	Type	Scale	Drawing No.
ENF	D3A	DHN	M	GA	P	0019
Project No.	Drawn	Scale	As Iss			
1665	DW	1:200				P 003



Monton Green
 Shopping Centre

Market Square

Library

Play Area

Port Sleet Court

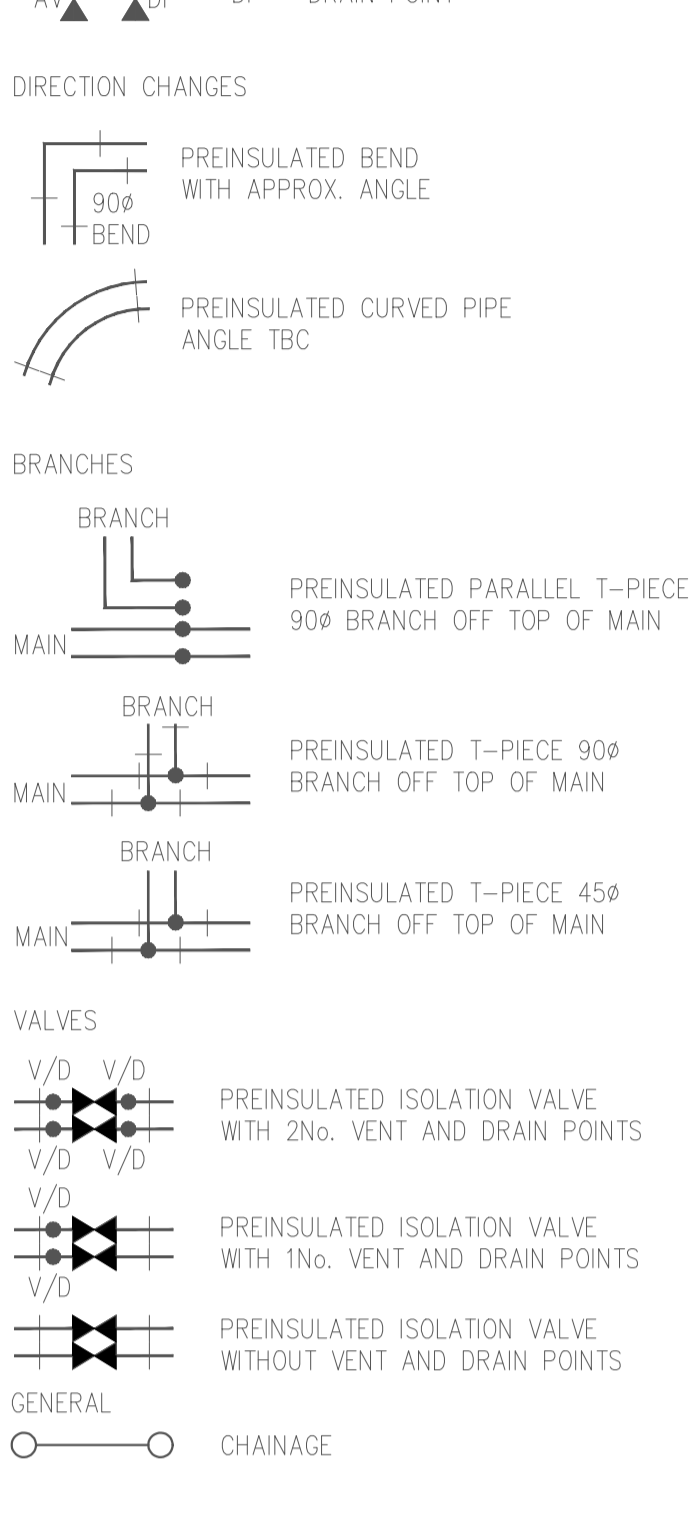
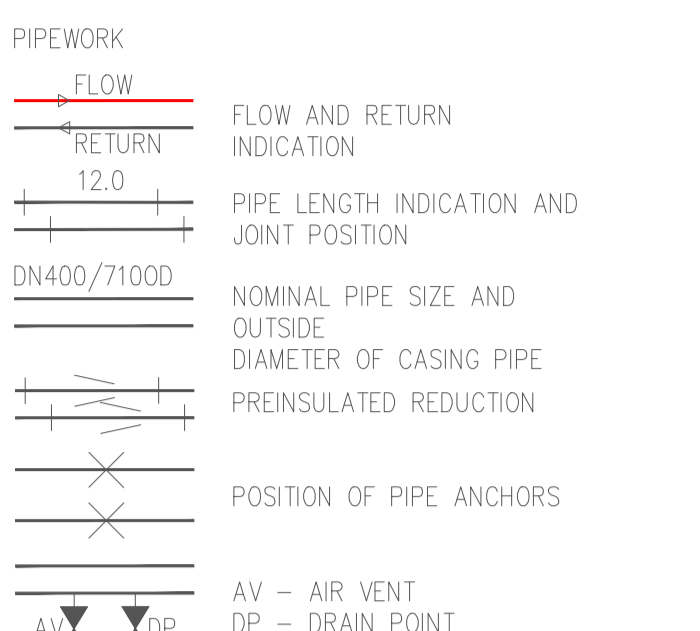
Joyce Latimore Court

Florence Court

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QUALITY LEVELS (BSI PAS-128)

Quality Level	Method of Detection	Confidence Level
(A)	Verification by Excavation, Manhole / Inspection Chamber entry	Horizontal ±50mm Vertical ±25mm
(B1)	Detected by Multiple Geophysical Techniques (EM & GPR)	±150mm or ±15% of depth
(B2)	Detected by One Geophysical Technique (EM or GPR)	±250mm or ±40% of depth
(B3)	Geophysical Techniques Produced Weak Signal No Reliable Depth	±500mm Undefined
(C)	Geophysical Techniques Unsuccessful Not Detected (Assumed Route)	Undefined Undefined
(B4)	Site Reconnaissance Of Street Furniture / Signs / Topographical Features, Not Detected	Undefined Undefined
(D)	Desktop Utility Record Search Data Not Detected	Undefined Undefined

The letter 'D' can follow level B1, B2 & B3 to indicate that off-site post processing of GPR has been included.

The information provided on this drawing about the existing utility infrastructure is based on historic records provided to the statutory undertakers and therefore should be used for guidance only.

OSRS was provided by the Client on 10.02.2021.

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KEY (This drawing must be reproduced in colour)

Tree Quality Categorisation

(Based on BS 5837:2012 Trees in relation to design, demolition and construction - Recommendations)

- T1G1 Trees
- H1 Hedgerow
- Root Protection Area (RPA)
- Category A (high quality)
- Category B (moderate quality)
- Category C (low quality)
- Category U (unsuitable for retention)
- Hedgerow (not categorised)

NOTES:

This drawing should be read in conjunction with the respective Arboricultural Survey Data

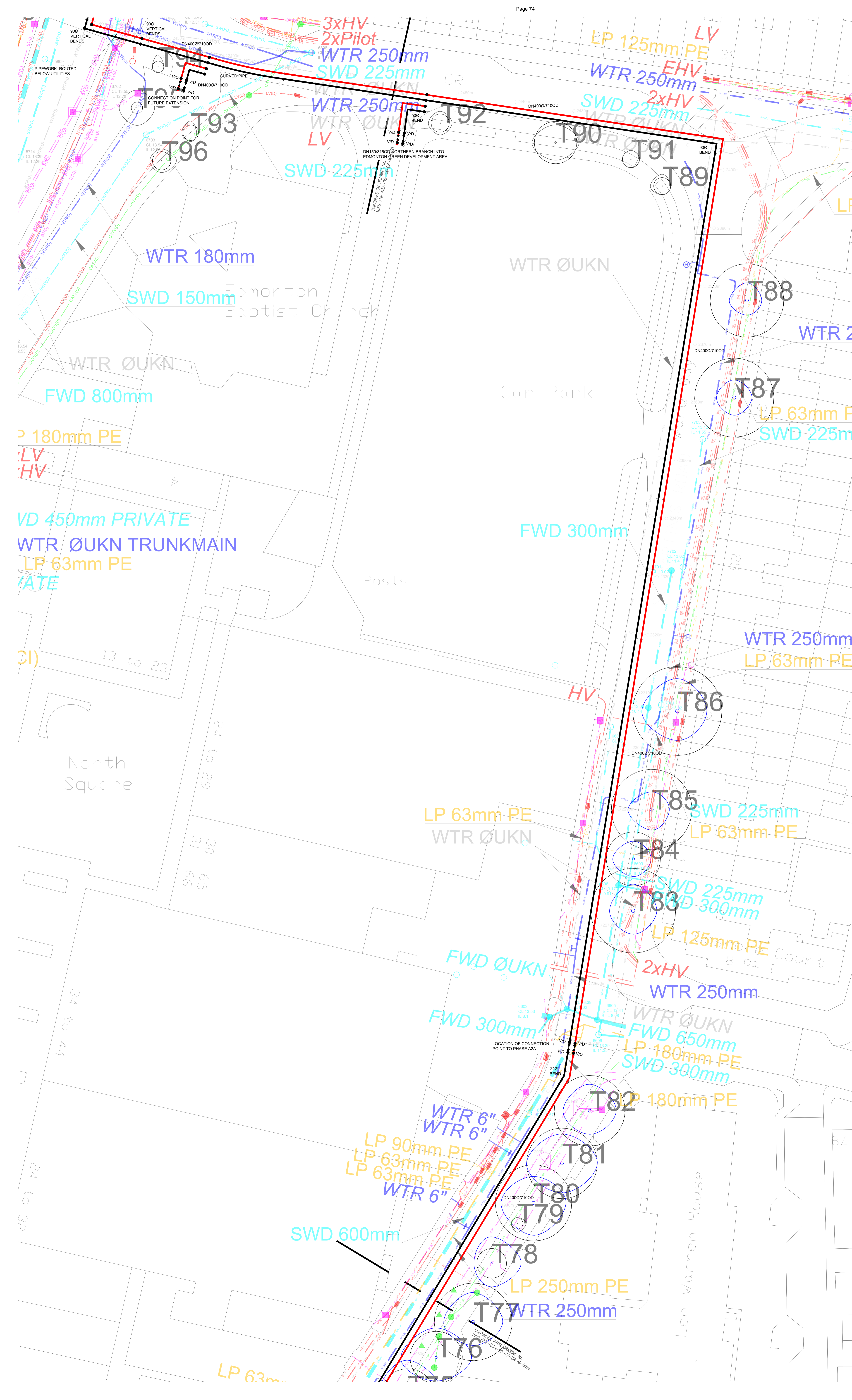
The majority of trees were not recorded on the topographical survey provided. Where this was the case, tree locations have been approximated using a combination of aerial imagery and on-site observations

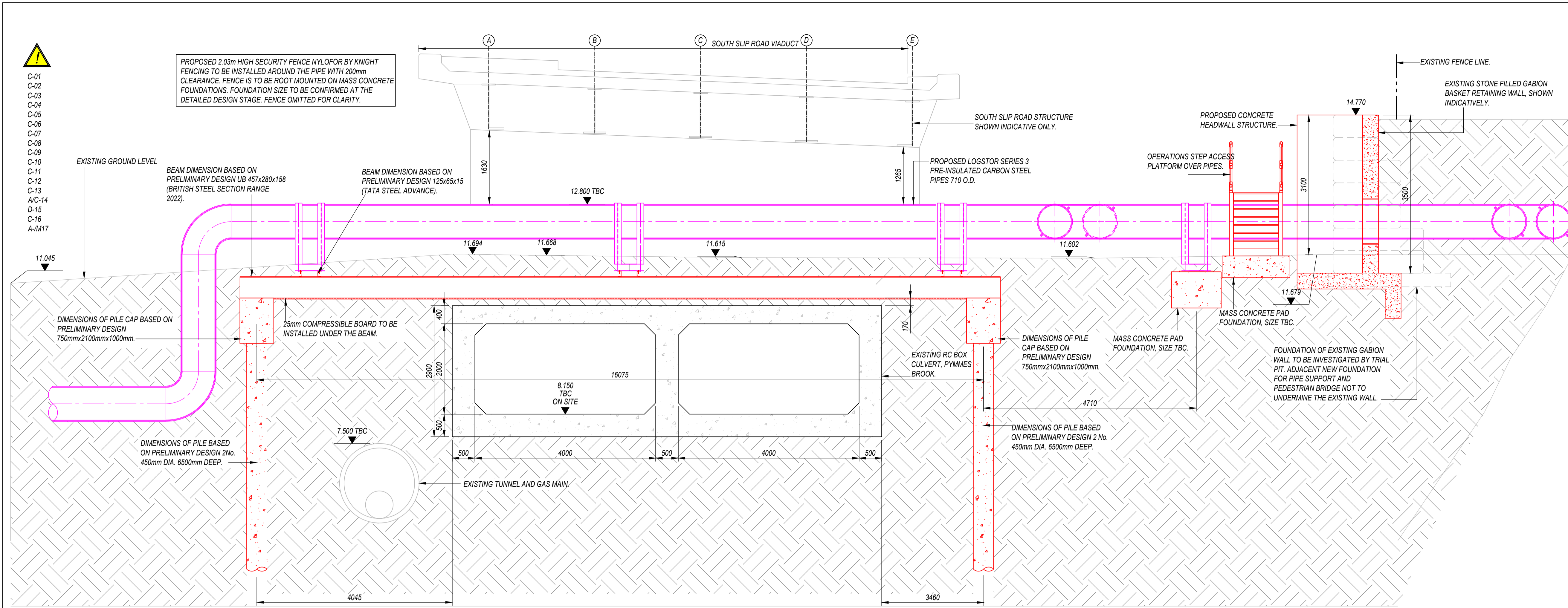
01	TENDER ISSUE	10.12.21 PM	10.12.21
Rev	Description	Issued	Checked
Purpose of Issue			
TENDER			
Project Information			
Client:			
emerge tik			
Title: Enfield District Heating Network			
Drawing Information			
District Heating Network			
Phase 1 Layout 10 of 38			

Project ID	Originator	Zone	Level	Type	Scale	Drawing No.
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Project No.	Drawn	Scale	At	Issue		
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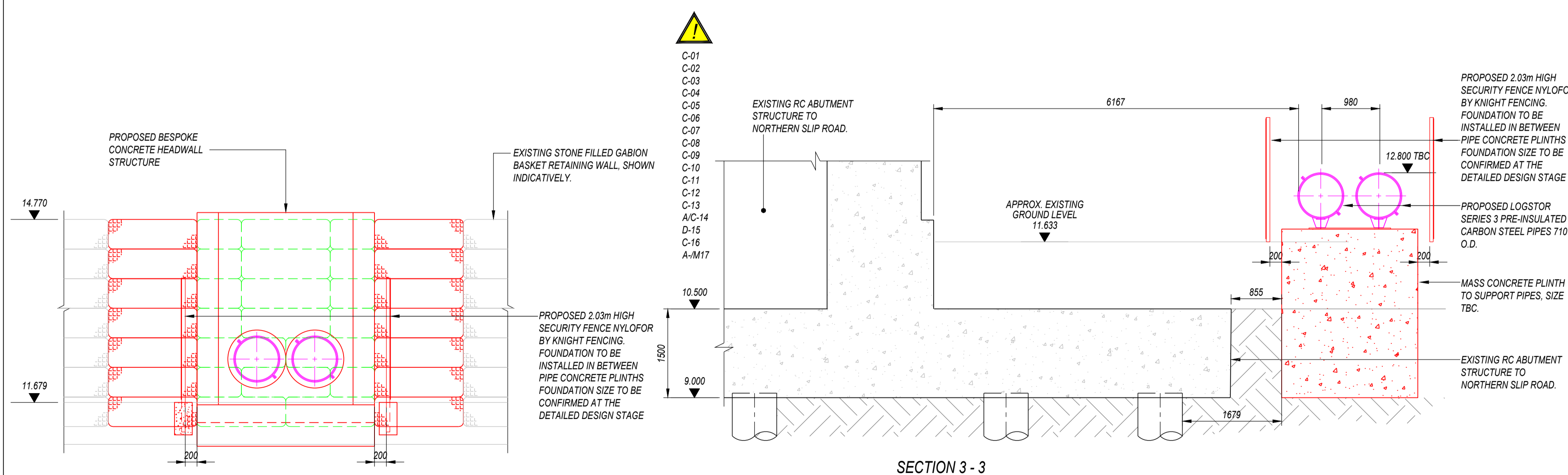
d3associates
ENERGY & ARCHITECTURE

info@d3-associates.co.uk
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SECTION 1 - 1
SCALE 1:50



SECTION 2 - 2
SCALE 1:50



SECTION 3 - 3
SCALE 1:50

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 3. DO NOT SCALE FROM THIS DRAWING IN EITHER PAPER OR DIGITAL FORM. USE WRITTEN DIMENSIONS ONLY.
 4. DRAWING BASED ON - MURPHY GEOSPATIAL TOPOGRAPHICAL SURVEY DATED 31-05-23.
 5. ALL WORK TO BE CARRIED OUT IN ACCORDANCE WITH LOCAL AUTHORITY, STATUARY AUTHORITY AND HEALTH AND SAFETY REQUIREMENTS AND REGULATIONS REFER TO DESIGN RISK ASSESSMENT FOR RESIDUAL RISKS. INCLUSIVE OF SERVICES ADJACENT TO THE STRUCTURE.

COLOUR KEY

+31.61	-	EXISTING LEVEL
BLACK	-	EXISTING OR UNCHANGED
GREEN	-	TO BE MODIFIED / REMOVED
RED	-	NEW, PROPOSED OR ADDITIONAL
MAGENTA	-	BY OTHERS

DRA KEY

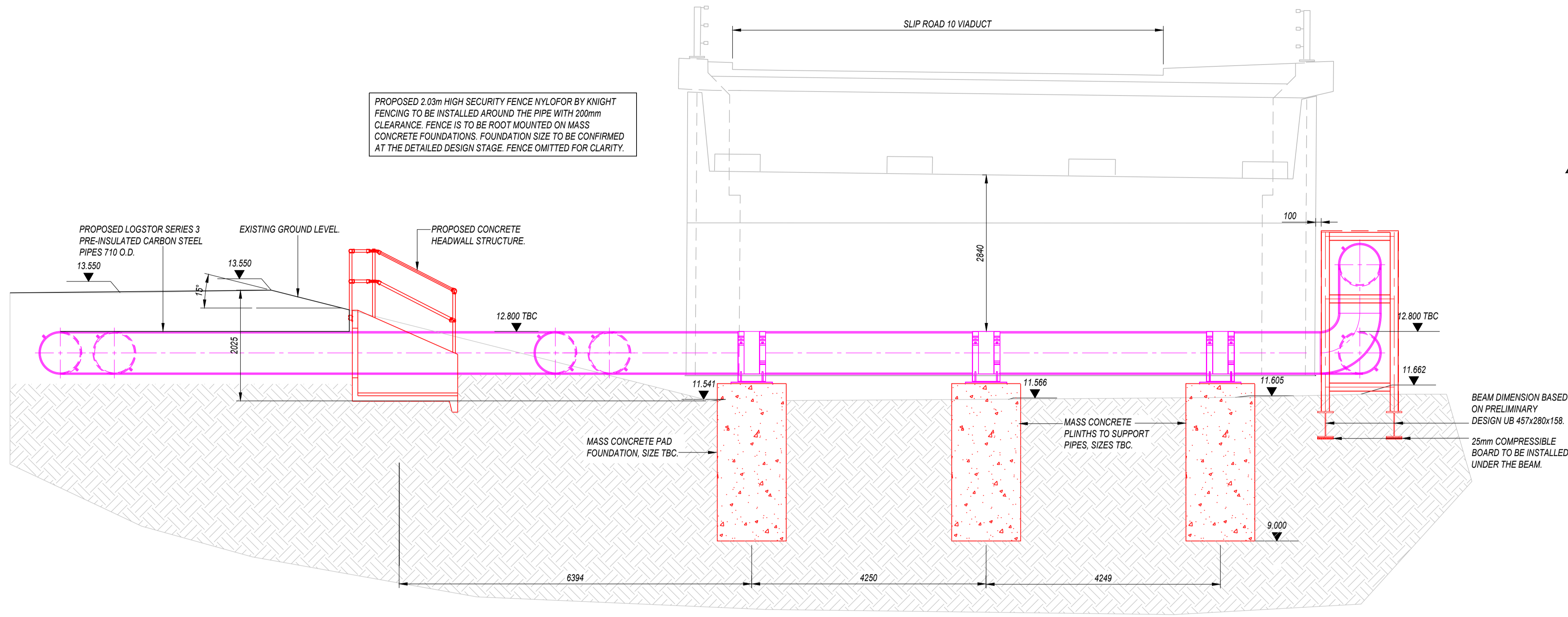
RESIDUAL RISK REGISTER	
C-01	WORKING ON OR NEAR ROAD / BRIDGE INFRASTRUCTURE. SAFE ACCESS TO WORK AREA. MANUAL HANDLING.
C-02	RISK OF PERSONNEL INJURIES. WORKING ON 3rd PARTY LAND.
C-03	WORKING WITHOUT CONSENT. EXCAVATIONS.
C-04	DAMAGE TO EXISTING ASSETS. ENVIRONMENTAL HAZARDS.
C-05	DAMAGE TO ENVIRONMENT. WORKING AT HEIGHT.
C-06	FALLING FROM HEIGHT. STABILITY OF EXCAVATIONS.
C-07	SETTLEMENT OF GROUND FOLLOWING REINSTATEMENT OF MAINTENANCE ROAD. HIGH WINDS.
C-08	RESTRICT LIFTING OPERATIONS DURING POSSESSION CAUSING POSSESSION OVERRUN. UNIDENTIFIED INFRASTRUCTURE AND / OR BURIED SERVICES.
C-09	POTENTIAL DELAY IN WORKS. ADJACENT STRUCTURES.
C-10	RISK OF DAMAGE TO ADJACENT STRUCTURES. ADJACENT ROADS.
C-11	COLLISION WITH ROAD VEHICLES. VEHICLE MOVEMENTS.
C-12	IMPACT ON SURROUNDING STREETS / RESIDENTIAL AREAS. HABITATS.
C-13	LOSS OF HABITATS. PROPRIETARY ELEMENTS / PRODUCT SPECIFICATION.
A/C-14	FAILURE OF THE PROPRIETARY ELEMENT / PRODUCT. EXISTING ELEMENTS TO BE REMOVED.
D-15	CONTAMINATION / ACCESS CONSTRAINTS. WORKING IN THE VICINITY OF EXISTING SERVICES.
C-16	DAMAGE TO THE BURIED SERVICES / INJURY TO OPERATOR. PROPOSED ALIGNMENT EITHER OVER OR ALONGSIDE EXISTING ASSETS.
A-M17	OVERLOADING EXISTING ASSETS / MAINTENANCE AND INSPECTION OF THE EXISTING ASSETS BEING CONSTRAINED.

FOR RESIDUAL RISKS IDENTIFIED ON THIS DRAWING, REFER TO RESIDUAL RISK REGISTER 3605-VED-00-XX-DRA-CV-011001

REV	DATE	BY	DESCRIPTION
A04	01.05.24	CPL	FOR AIP REVIEW
A03	13.03.24	SSS	ALIGNMENT REVISED FOLLOWING TFL COMMENTS
A02	15.12.23	SS	FOR AIP REVIEW
A01	20.11.23	SS	FOR AIP REVIEW



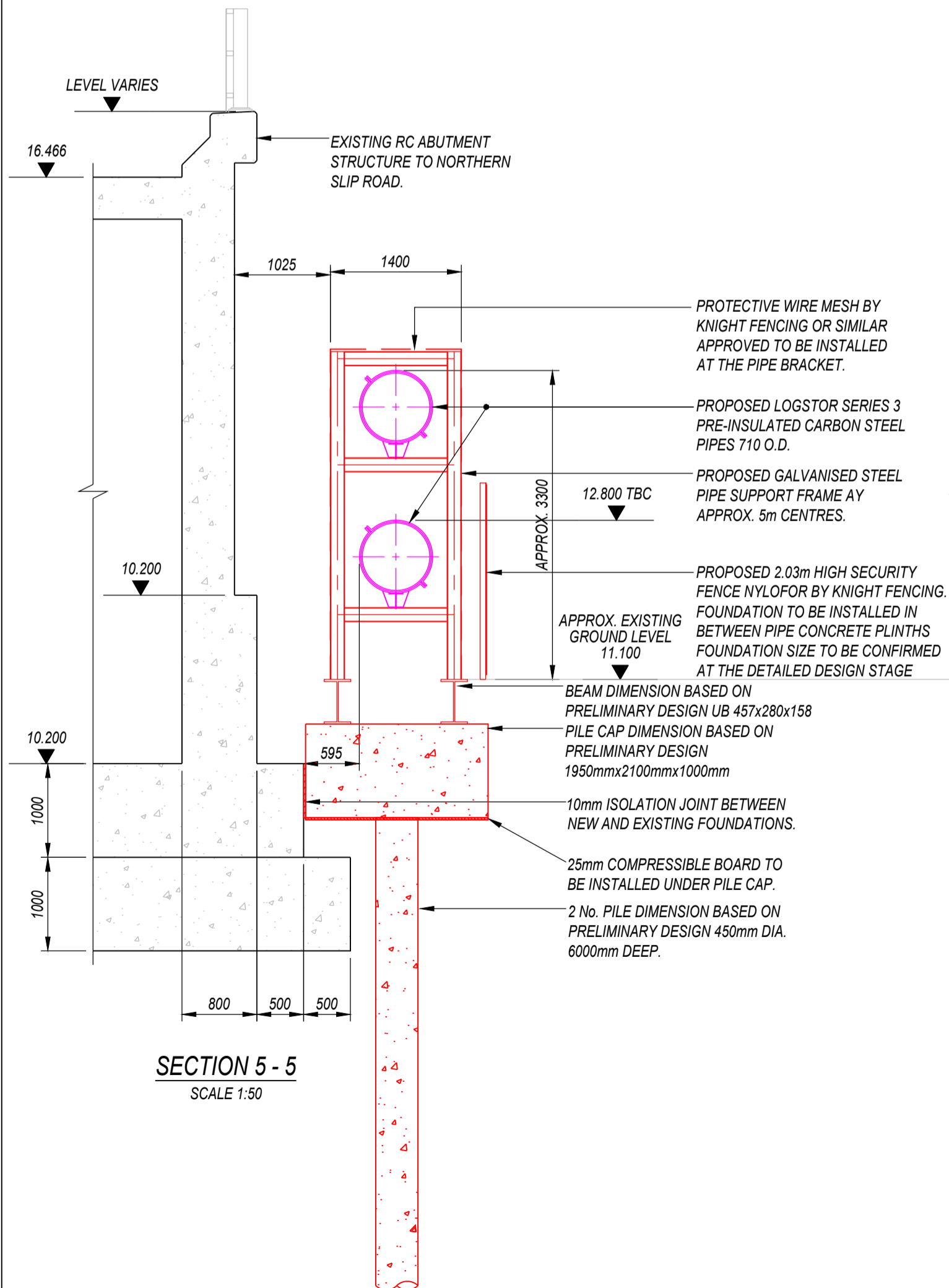
CLIENT	PROVEN PROJECT CONSTRUCTION District Heating
PROJECT TITLE	MERIDIAN WATER A406 CROSSING
DRAWING TITLE	PROPOSED SECTIONS SHEET 2
DRAWING STATUS	FOR AIP REVIEW
DRAWING No.	3605-VED-00-XXDWG-CV-013003
REV	A04
DATE	NOVEMBER 2023
SCALE @ A1	AS SHOWN
DRAWN	SS
CHECKED	CPL
VEDA JOB No.	3605



SECTION 4 - 4
SCALE 1:50



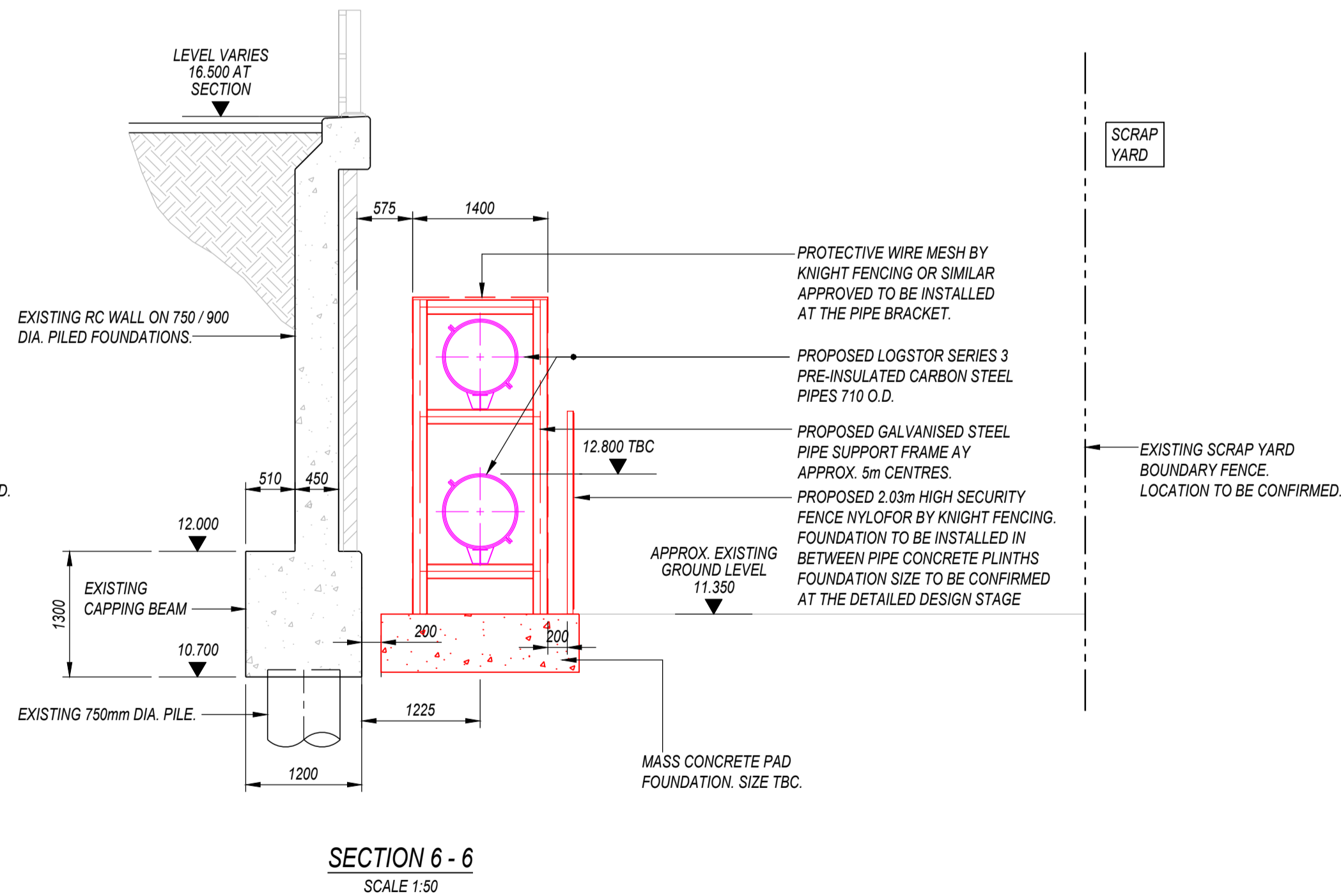
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- C-02
- C-03
- C-04
- C-05
- C-06
- C-07
- C-08
- C-09
- C-10
- C-11
- C-12
- C-13
- A/C-14
- D-15
- C-16
- A-17



SCRAP YARD



- C-01
- C-02
- C-03
- C-04
- C-05
- C-06
- C-07
- C-08
- C-09
- C-10
- C-11
- C-12
- C-13
- A/C-14
- D-15
- C-16
- A-17



SCRAP YARD



DRA KEY

RESIDUAL RISK REGISTER			
REV	DATE	BY	DESCRIPTION
C-01			WORKING ON OR NEAR ROAD / BRIDGE INFRASTRUCTURE.
			SAFE ACCESS TO WORK AREA.
C-02			MANUAL HANDLING.
			RISK OF PERSONNEL INJURIES.
C-03			WORKING ON 3rd PARTY LAND.
			WORKING WITHOUT CONSENT.
C-04			EXCAVATIONS.
			DAMAGE TO EXISTING ASSETS.
C-05			ENVIRONMENTAL HAZARDS.
			DAMAGE TO ENVIRONMENT.
C-06			WORKING AT HEIGHT.
			FALLING FROM HEIGHT.
C-07			STABILITY OF EXCAVATIONS.
			SETTLEMENT OF GROUND FOLLOWING REINSTATEMENT OF MAINTENANCE ROAD.
C-08			HIGH WINDS.
			RESTRICT LIFTING OPERATIONS DURING POSSESSION CAUSING POSSESSION OVERRUN.
C-09			UNIDENTIFIED INFRASTRUCTURE AND / OR BURIED SERVICES.
			POTENTIAL DELAY IN WORKS.
C-10			ADJACENT STRUCTURES.
			RISK OF DAMAGE TO ADJACENT STRUCTURES.
C-11			ADJACENT ROADS.
			COLLISION WITH ROAD VEHICLES.
C-12			VEHICLE MOVEMENTS.
			IMPACT ON SURROUNDING STREETS / RESIDENTIAL AREAS.
C-13			HABITATS.
			LOSS OF HABITATS.
A/C-14			PROPRIETARY ELEMENTS / PRODUCT SPECIFICATION.
			FAILURE OF THE PROPRIETARY ELEMENT / PRODUCT.
D-15			EXISTING ELEMENTS TO BE REMOVED.
			CONTAMINATION / ACCESS CONSTRAINTS.
C-16			WORKING IN THE VICINITY OF EXISTING SERVICES.
			DAMAGE TO THE BURIED SERVICES / INJURY TO OPERATOR.
A-17			PROPOSED FOUNDATIONS EITHER OVER OR ALONGSIDE EXISTING ASSETS.
			OVERLOADING EXISTING ASSETS.

FOR RESIDUAL RISKS IDENTIFIED ON THIS DRAWING, REFER TO RESIDUAL RISK REGISTER 3605-VED-00-XX-DRA-CV-011001

NOTES

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COLOUR KEY

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- BLACK - EXISTING OR UNCHANGED
- GREEN - TO BE MODIFIED / REMOVED
- RED - NEW, PROPOSED OR ADDITIONAL
- MAGENTA - BY OTHERS

A04	13.03.24	SSS	ALIGNMENT REVISED FOLLOWING TFL COMMENTS
A03	15.12.23	SS	FOR AIP REVIEW
A02	20.11.23	SS	FOR AIP REVIEW
A01	08.09.23	SS	FOR AIP REVIEW
P01	21.07.23	SS	FOR INFORMATION
REV	DATE	BY	DESCRIPTION



CLIENT
PROVEN PROJECT CONSTRUCTION
District Heating

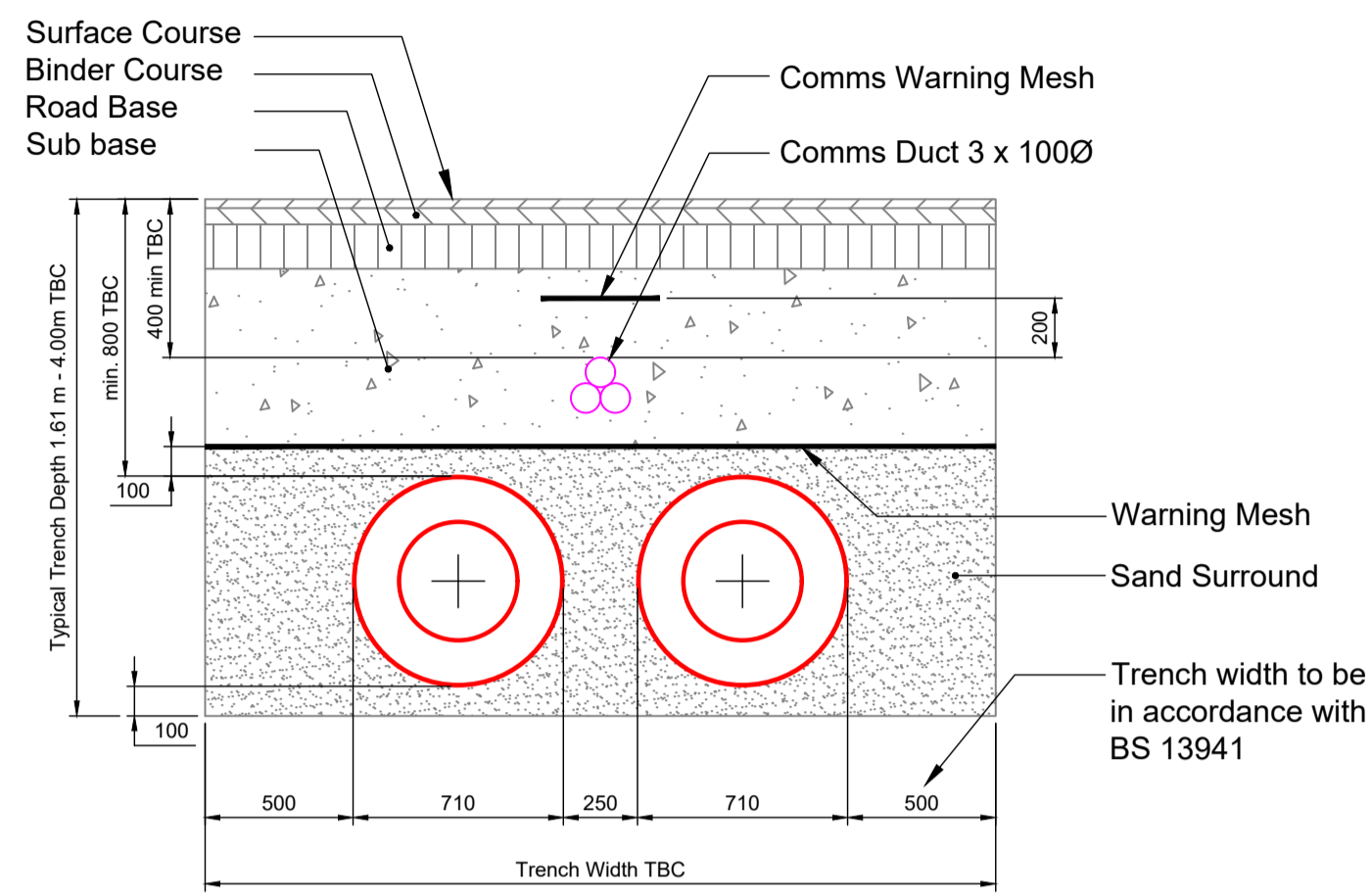
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MERIDIAN WATER A406 CROSSING

DRAWING TITLE
PROPOSED SECTIONS
SHEET 1

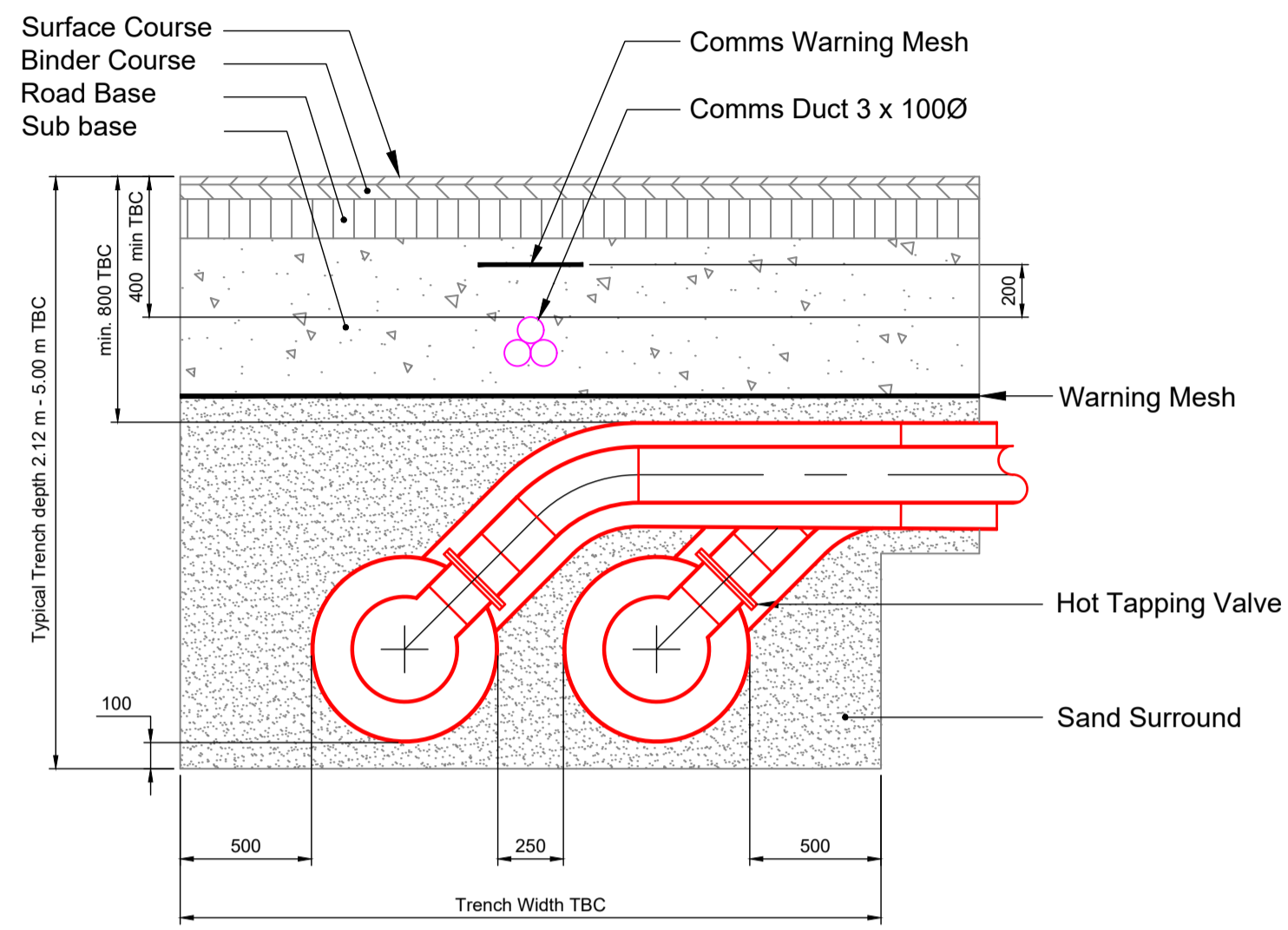
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FOR AIP REVIEW

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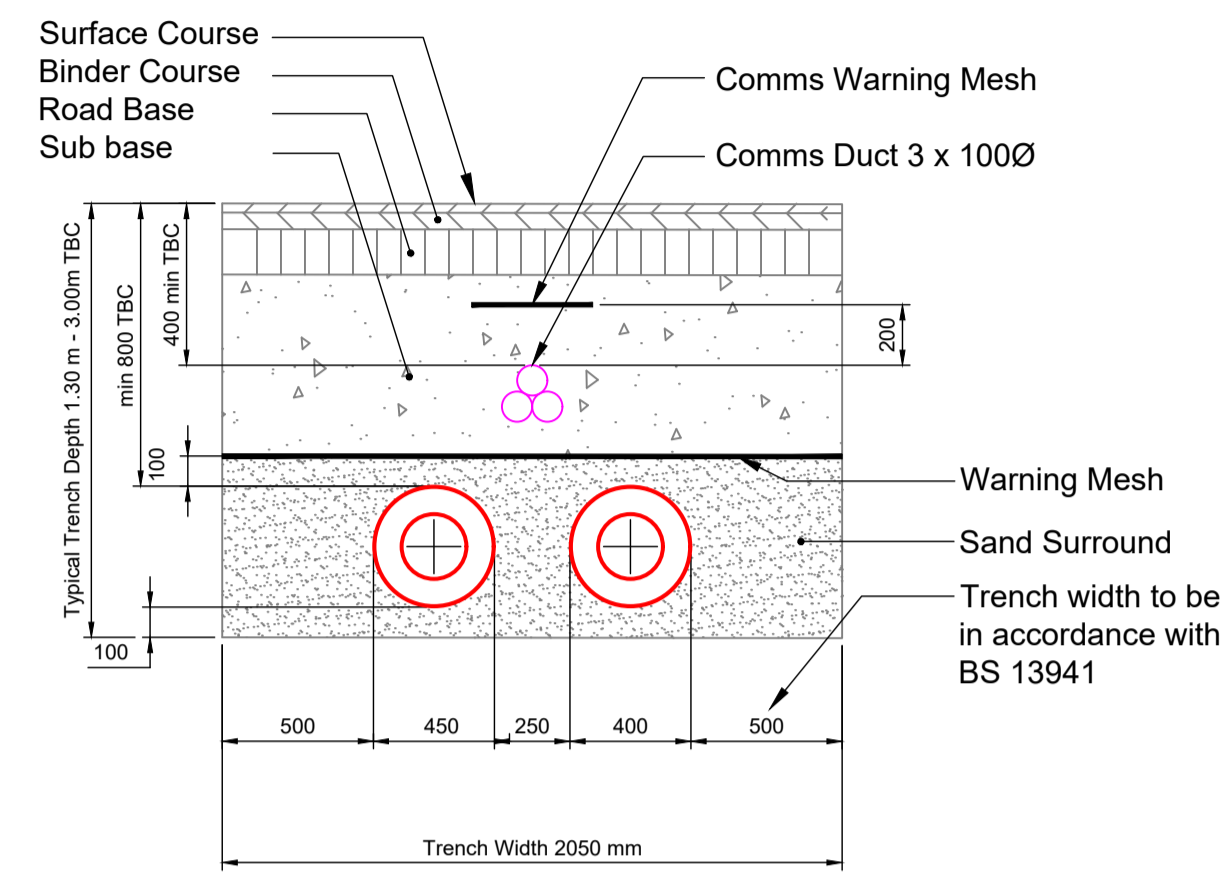
DATE JULY 2023 SCALE @ A1 AS SHOWN
DRAWN SS CHECKED CPL VEDA JOB No. 3605



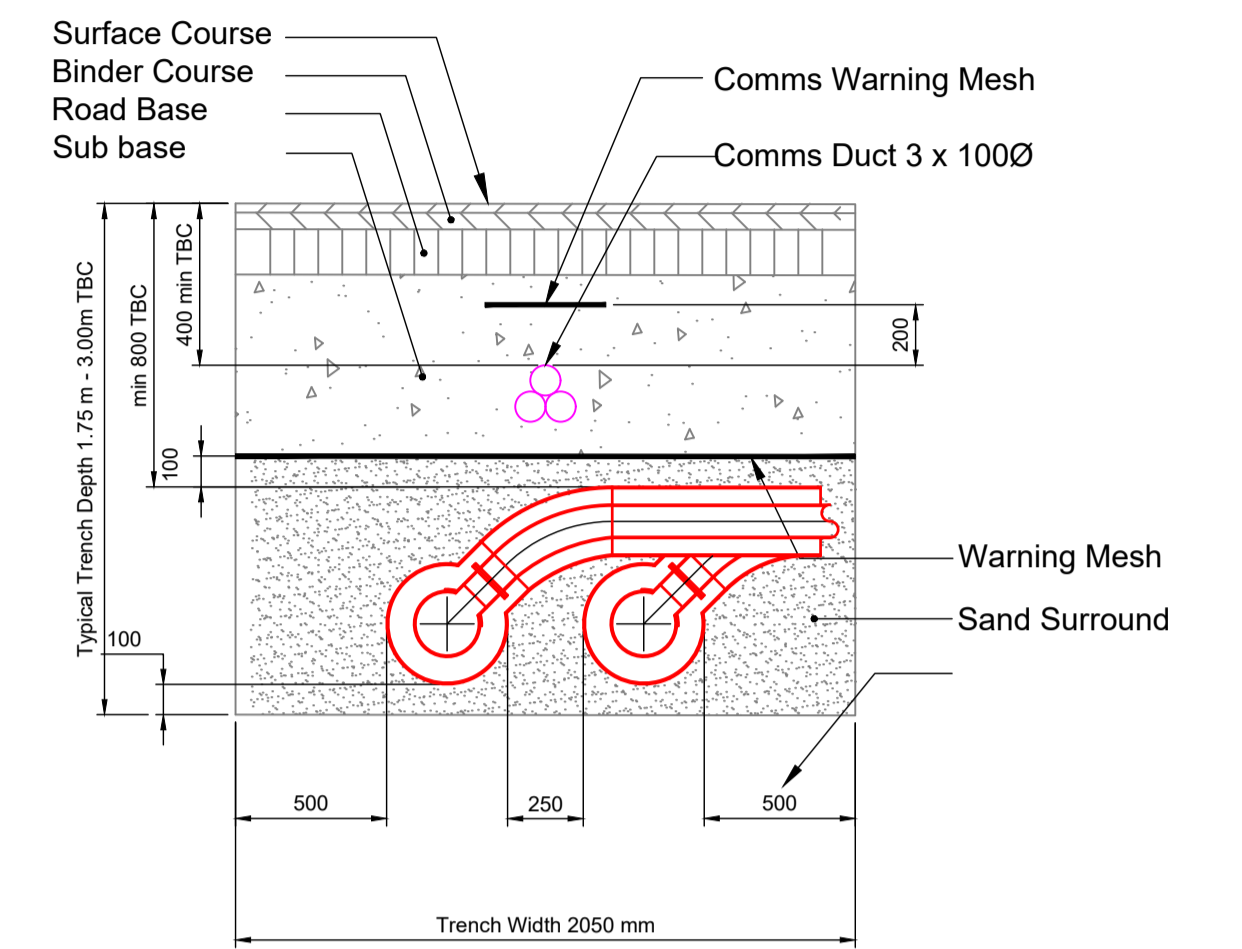
**DN400/710D SERIES 3
TYPICAL TRENCH DETAIL**



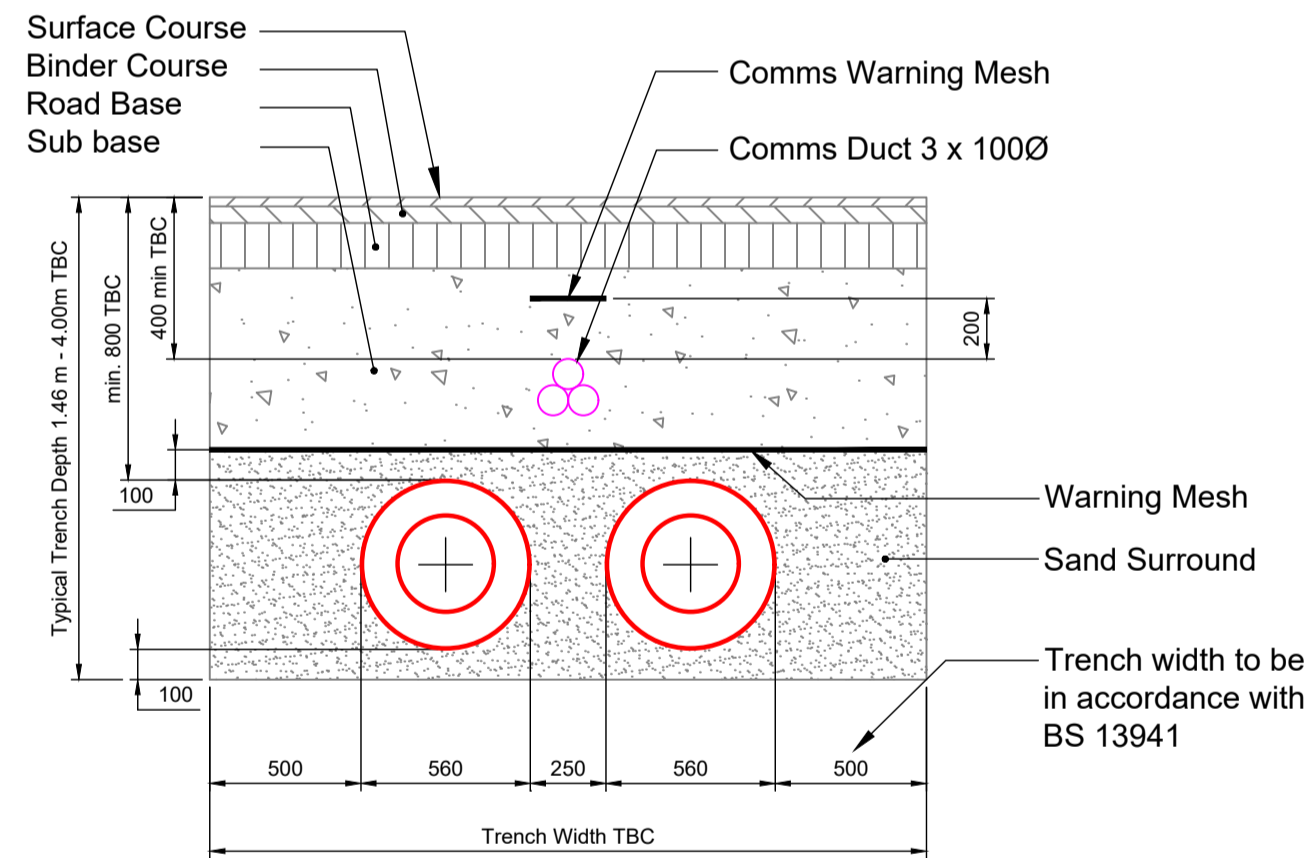
**DN400/710D SERIES 3
TYPICAL TRENCH DETAIL C/W 45° HOT TAPPING**



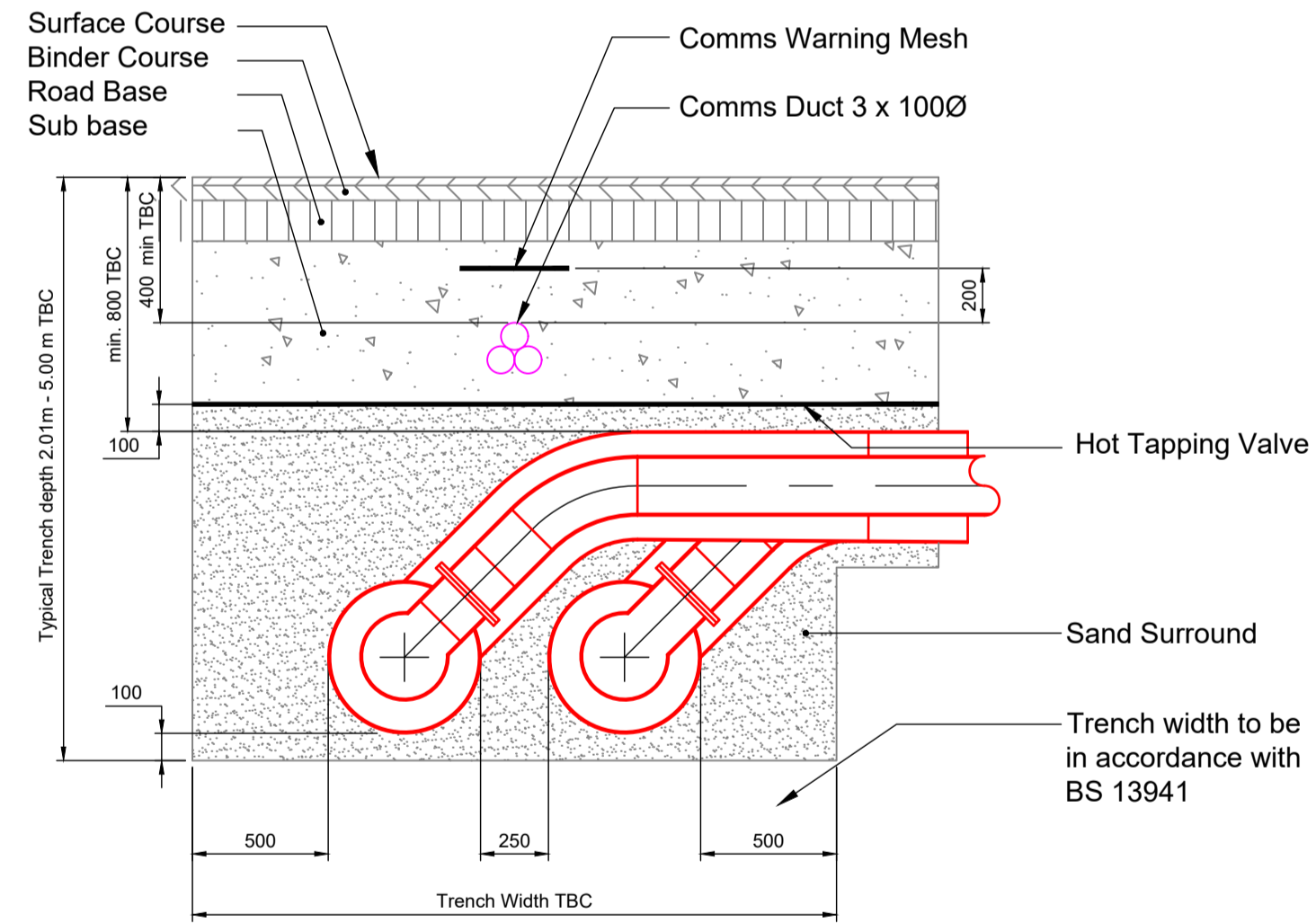
**DN200/400D SERIES 3
TYPICAL TRENCH DETAIL**



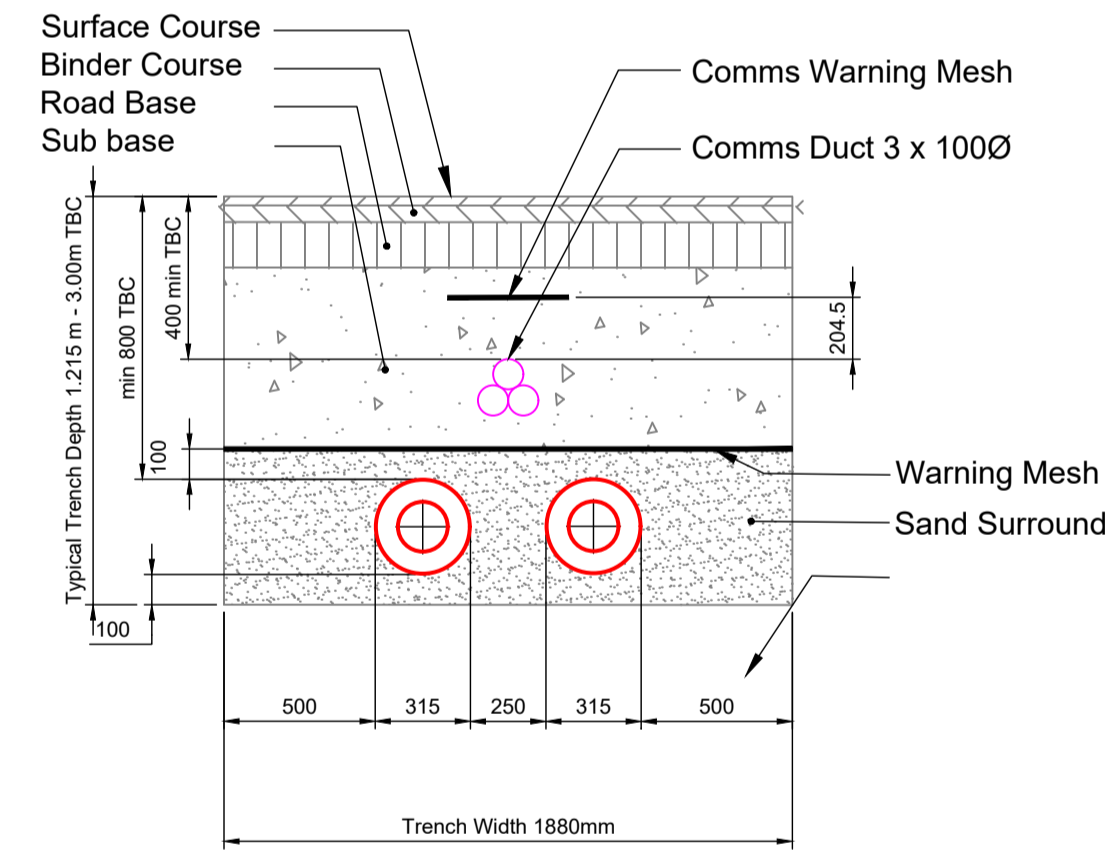
**DN200/400D SERIES 3
TYPICAL TRENCH DETAIL C/W 45° HOT TAPPING**



**DN300/560D SERIES 3
TYPICAL TRENCH DETAIL**



**DN300/560D SERIES 3
TYPICAL TRENCH DETAIL C/W 45° HOT TAPPING**



**DN150/315D SERIES 3
TYPICAL TRENCH DETAIL**

NOTES:

For additional technical information please refer to the Logstor manuals

- 1, Design
- 2, Design with Twin Pipes
- 3, Product Catalogue
- 4, Surveillance
- 5, Handling & Installation

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Rev	Description	Issued	Checked	Date
—	—	—	—	—

Rev	Description	Issued	Checked	Date
001	TENDER ISSUE	10.12.21	PH	10.12.21
002	DETAILS AMENDED	14.12.21	PH	14.12.21

Purpose of Issue

TENDER

Project Information

Project: Enfield District Heating Network

Phase 1:

Drawing Information

Typical Trench Cross Sections

Client:



Project ID	Originator	Zone	Level	Type	Role	Drawing No.
ENF	D3A	00	XX	DR	M	0004
Project No.	Drawn	Scale @ A1	Status	Revision		
1665	DW	1:20			D2	002

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www.d3-associates.co.uk

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