

LONDON BOROUGH OF ENFIELD

PLANNING COMMITTEE

Date: 19 September 2023

Report of

Director of Planning and Growth
Brett Leahy

Contact Officers:

Michael Kotoh-Mortty
Claire Williams

Category

Full Application

Ward

Southgate

Councillor Request

Yes

LOCATION: Land rear of Ellington Court, Southgate N14 6LB

APPLICATION NUMBER: 20/01982/FUL

PROPOSAL: Erection of a residential building (use class C3) with associated amenity space, landscaping, disabled car parking, cycle parking and associated works.

Applicant Name & Address:

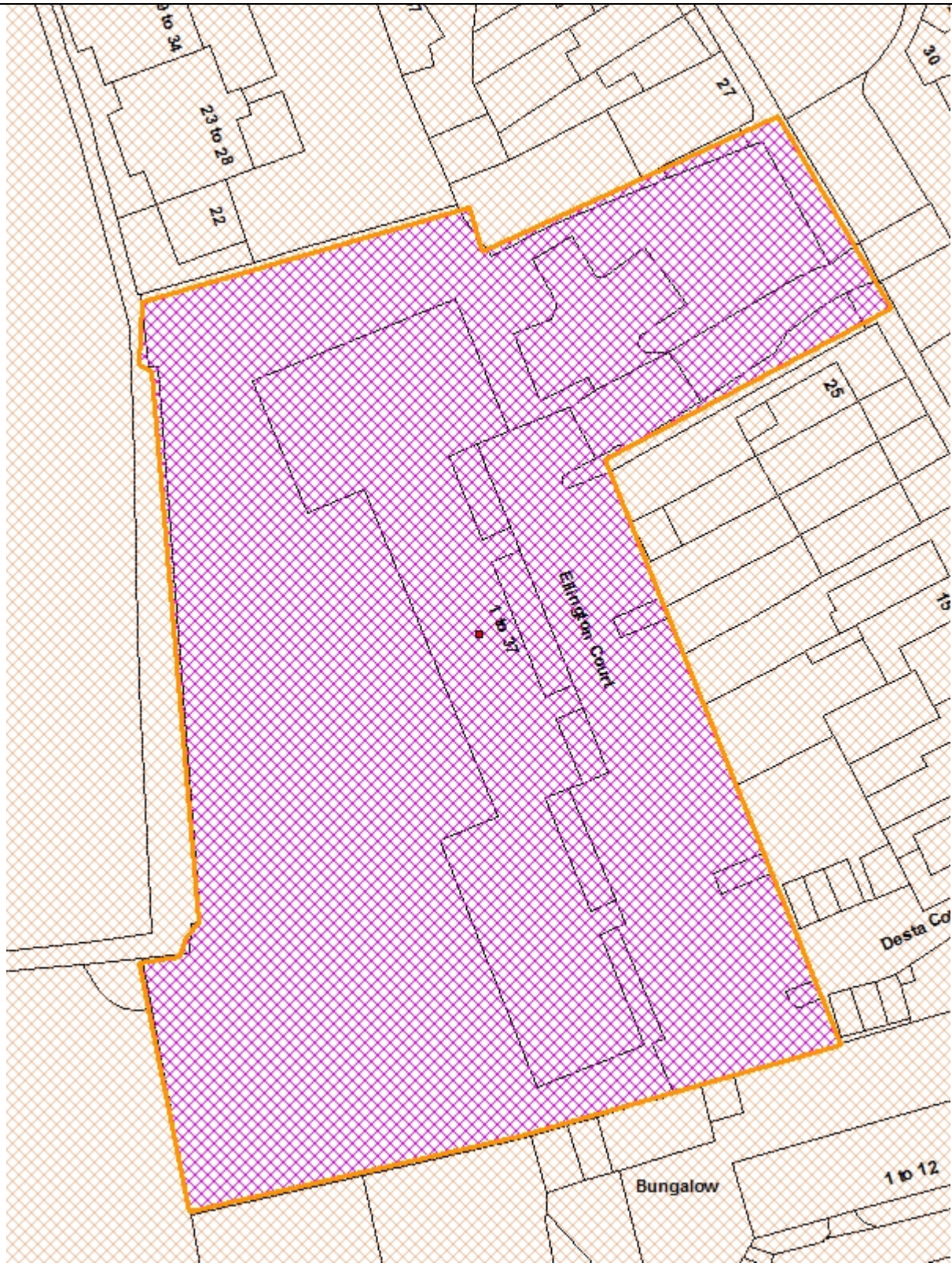
Akelius UK Twelve Ltd
c/o Agent

Agent Name & Address:

Mr Julian Sutton
JMS Planning & Development Ltd
Build Studios
203 Westminster Bridge Road
London
SE1 7FR

RECOMMENDATION:

1. That the Head of Development Management be authorised to GRANT planning permission subject to conditions.
2. That the Head of Development Management be granted delegated authority to agree the final wording of the conditions to cover the matters in the Recommendation section of original report dated 18 July 2023 and set out in this report.



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Scale 1:1250

North



1.0 **Note for Members:**

1.1 This application was first considered by the Planning Committee on 18 July 2023. At this meeting Members agreed that a decision on the application be deferred until a site visit is undertaken on the grounds that it would help members to take into account the context of the site, the conservation issues, the issues of overlooking and the loss of the garden space. The member site visit will be held on 16 September 2023.

1.2 A Member update on the representations received was provided at the July 2023 planning committee meeting and Members raised queries regarding the consultation of the application. Although a re-consultation on the amended scheme was not undertaken due to the reduction in scale, following the queries raised at the committee meeting a re-consultation was undertaken. In addition, Historic England, The Gardens Trust and the National Amenity Societies - the Georgian Group and Twentieth Century Society were consulted on the application. A total of 11 neighbour comments along with comments from the Southgate Green Association were received and are summarised below:

- The proposal would directly impact Arnoside House and Essex House which are Grade II* listed buildings as well as Old House which are heritage assets. The scheme would be within 5m of the Grade II* listed rear wall at Arnoside House.
- The applicant should not be permitted to build against a Grade II* listed boundary wall.
- Impact of overlooking and privacy to the rear gardens of nearby Grade II* listed buildings from the upper floor south facing windows and balconies of the proposal.
- Concerns that the applicant could have permitted development rights to add an upper floor to the scheme.
- Impact on listed buildings, amenities and trees.
- The proposal would compromise the existing communal garden at Ellington Court and impact the footpath at Walkers Cricket Grounds as well as Walker School.
- Inaccurate block plan.
- Conflict with local and national policy.
- Loss of trees and ecological impact.
- Out of keeping with character of Conservation Area.
- Strain on community facilities.
- The proposal would set an adverse precedent for the Conservation Area.
- Siting a building at the rear of Ellington Court would Impact access at the site.
- A four storey building that was proposed two years ago was rejected.
- Jarring and unsuitable backfill development.
- Building too close to Ellington Court and the windows have to be obscured.
- There is no additional parking planned for the proposed flats.
- Insufficient information given and overdevelopment within Conservation Area.
- Overlooking into the garden at Walker School.
- Loss of children's playground at Ellington Court.
- **The Southgate Green Association** object to the proposal on the grounds of impact on nearby listed buildings, design, the transport assessment and usable green space at the site.

1.3 The following bodies/ groups also responded to the consultation:

Historic England – No comments to make on the application.

The Georgian Group – No comments to make on the application.

Twentieth Century Society – No objection to the revised scheme.

1.4 Officer response:

- There is a distance of 74m between the rear boundary of the site and the rear elevation of 4 and 5 The Green (Grade 2 star listed properties). The new building will also be set away from the rear boundary by approximately 5 – 6.5 metres. Policy DMD10 requires a distance of 30 metres between 2 storey buildings, the proposal would significantly exceed this distance and therefore would not result in inadequate daylight/sunlight or privacy to the properties to the rear of the site.
- With regard to the Grade II* listed rear wall at Arnoside House, there is no proposal to alter the wall and the applicant is unable to alter or demolish the wall without Listed Building Consent.
- Parking surveys have been undertaken and showed that 11 spaces are available in the existing car park out of 33 spaces. The Transportation team have confirmed that car parking provision is acceptable, and the agent has confirmed that the existing units could be redistributed to the new residential units. A parking layout condition would be required to demonstrate the location of the parking spaces for the new flats.
- Policy DMD7 – Development of Garden Land, section e of the policy requires that an adequate amount of garden space is retained within both of the individual plots in accordance with the minimum amenity space standards – Policy DMD9 Amenity Space. The proposal would occupy approximately 697 square metres of the existing communal garden space which measures 2469 square metres, the remaining communal space is more than adequate for existing and future residents. The remaining communal garden space would be shared by existing residents and future occupants of the proposed development at the site and would accord with the requirements of DMD9. A communal garden management plan condition would also be required.
- A condition would be attached to any permission to remove permitted development rights for additional units to be added on top of the new block of flats.
- The proposal would not have a negative impact on Walker Cricket Ground and Walker Primary School, furthermore they were consulted on the application and raised no concerns with the proposal.

2.0 Conclusion

2.1 The starting point for the determination of any planning application is the development plan. Paragraph 11(d) of the NPPF, and the application of the tilted balance means that planning permission should be granted 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. Moreover, planning permission should be approved unless “the application of

policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed”.

- 2.2 The development would provide additional residential units at the site. This would contribute towards the Borough’s strategic objectives in terms of delivering new homes. The quality of accommodation that the proposed 6 unit residential block would provide is acceptable. The development would not result in harm to the amenity and living conditions of the occupants of neighbouring residents or impact on the character and appearance of the Southgate Green Conservation Area or any other heritage assets.
- 2.3 It is considered that the form, design and appearance of development would not be significantly dissimilar to the host residential block at Ellington Court and thus the proposed scheme would acceptably relate with the character of the surrounding Conservation Area.
- 2.4 Having regard also to the mitigation secured by the recommended conditions and the presumption in favour of sustainable development it is considered that the benefits of the development would outweigh any identified impacts. When assessed against the suite of relevant planning policies, it is considered that planning permission should be granted subject to conditions.
- 2.5 The report should be read in conjunction with the report prepared for the Planning Committee on 18 July 2023 which is appended to this report.

3.0 Recommendation

- 3.1 That the Head of Development Management be authorised to GRANT planning permission subject to the following conditions:

1. Time limit
2. Approved Plans
3. Details of external materials
4. Detailed drawings of external materials to scale of between 1:20 and 1:1
5. No additional fenestrations
6. Details of levels
7. Sustainable Drainage Systems (SuDS)
8. Water consumption
9. Energy statement
10. EPC
11. Cycle parking details
12. Refuse details
13. Construction Management Plan
14. Tree Protection
15. Tree replacement
16. Soft Landscaping

17. Boundary treatment
18. Biodiversity Enhancements
19. Installation of green roof
20. Hard Surfacing
21. External lighting
22. Details of levels
23. M4(3) Building regulations
24. Details of 1x disabled parking space
25. Communal garden management plan
26. Removal of PD Rights

2.2 That the Head of Development Management be granted delegated authority to agree the final wording of the conditions to cover the matters in the Recommendation section of this report.

LONDON BOROUGH OF ENFIELD

PLANNING COMMITTEE

Date: 18 July 2023

Report of
Director of Planning and Growth
Brett Leahy

Contact Officers:
Michael Kotoh-Mortty
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Category
Full Application

Ward
Southgate

Councillor Request on 28.08.20
Cllr Derek Levy

LOCATION: Land rear of Ellington Court, Southgate N14 6LB

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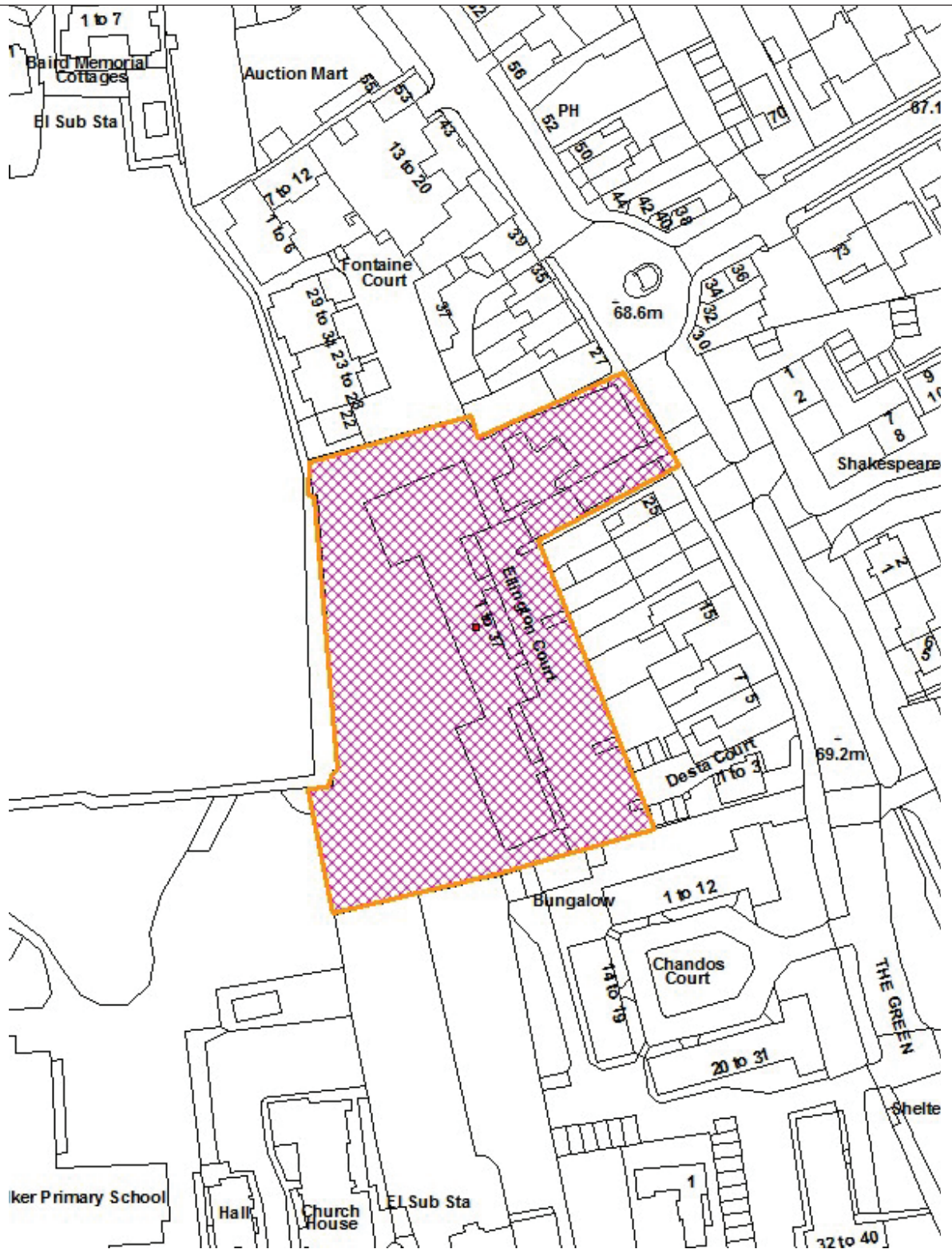
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Scale 1:1250

North



- 1.0 Note for Members:
- 1.1 Although an application of this scale and nature would normally be determined under delegated authority, the application has been reported to committee for determination at the request of Councillor Derek Levy due to the level of local interest.
- 2.0 Recommendation
- 2.1 That the Head of Development Management be authorised to GRANT planning permission subject to the following conditions:
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3.0 Executive Summary

- 3.1 The applicant seeks permission to erect a two storey residential building with a flat roof at the rear of Ellington Court to accommodate 6 flats with associated amenity space and parking.

- 3.2 There were several objections and concerns regarding the initial submission which detailed a three storey residential development that entailed 9 units. However, the scheme has been amended to acceptably overcome previous concerns. The revised scheme includes a reduction in the height of the proposed building by one floor to realise a two storey development at the site to provide 6 units.

- 3.3 The scheme is considered acceptable for the following reasons:

- 1) The proposal would add six new residential units of accommodation to the Borough's housing stock.
- 2) The scheme would provide 4x3bed family units, 1x1 bed unit and 1x2bed unit.
- 3) The quality of accommodation that would be provided is of an acceptable standard.
- 4) There is no identified adverse impact on neighbouring residential amenity or the Conservation Area.
- 5) There are no identified adverse effects on highway safety or traffic generation.

4.0 Site and Surroundings

- 4.1 The application site comprises 1-49 Ellington Court which is a four-storey residential block that accommodates 49 residential flats. Communal gardens are located to the rear of the site and measures approximately 2,469 square metres.

- 4.2 The building was designed by renowned architect Sir Frederick Gibberd and is sited within the Southgate Green Conservation Area. The Character Appraisal indicates that Ellington Court dates between 1936-1950 and the property is identified as a neutral building. Owing to its demonstrable architectural interest as an inter-war Art Deco structure and its association with the pioneer of British modernist apartment buildings, Sir Frederick Gibberd, the site can be considered as a Non-Designated Heritage Asset (NDHA).

- 4.3 The development pattern within the vicinity features a variety of build forms, scale and designs. The rear boundary of the site abuts Walker Primary School to the west, alongside Walker Cricket Ground which is a designated Local Open Space. To the north is a row of two storey residential properties and a block of flats. There are a row of two storey residential properties to the east which partially screen off Ellington Court from views along the High Street. The south of the site is bounded by a group of terraced residential properties that are three storey in height.

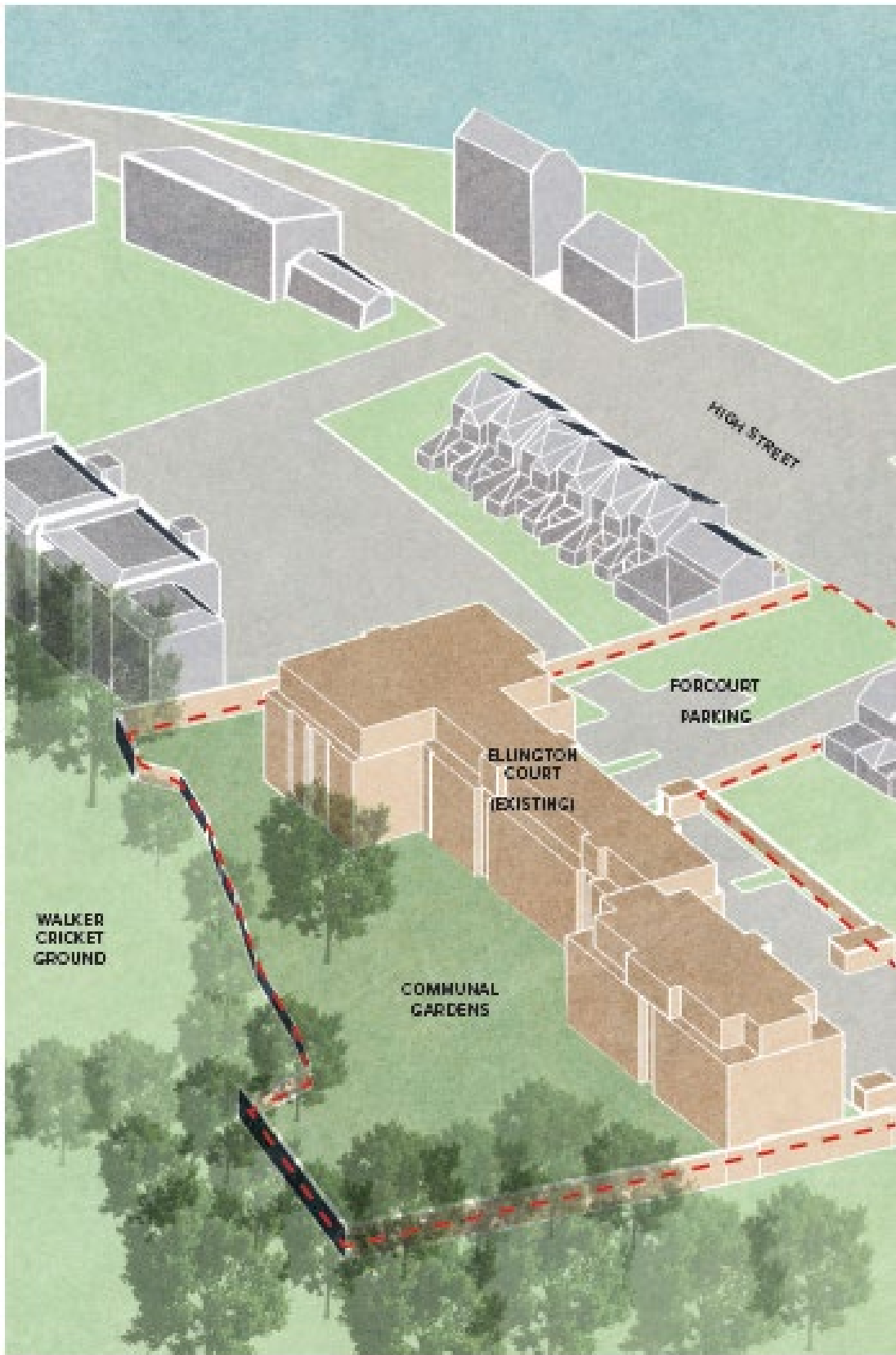


Figure 1: Site context

5.0 Proposal

5.1 The applicant seeks permission to erect a two storey residential building with a flat roof to accommodate 6 flats at the rear of Ellington Court with associated car and cycle parking alongside amenity spaces. The new building would be sited to the south western corner of the existing communal garden that serves the residential court. The proposal would occupy approximately 697 square metres of the existing communal garden space which measures 2469 square metres. The remaining communal garden space would be shared by existing residents and future occupants of the proposed development at the site.

5.2 The building would measure approximately 7.13 metres in height and have a maximum width of 24.59 metres and depth of 23.50 metres. It would be set away from the existing building by approximately 10.74 metres. The building would comprise the following:

Ground Floor

Unit 1 – 3b5p

Unit 2 – 3b6p

Unit 3 – 2b4p

First Floor

Unit 4 – 3b5p

Unit 5 – 3b6p

Unit 6 – 1b2p

5.3 Cycle parking is proposed to the north of Ellington Court together with a new pedestrian access that leads to the proposed residential development at the rear garden space of Ellington Court. The Agent has clarified that there are 37 existing unallocated car parking spaces at the frontage of Ellington Court and these parking spaces could be

utilised by the future occupants of the proposed residential development. One new disabled parking space is sited to the front of the site.

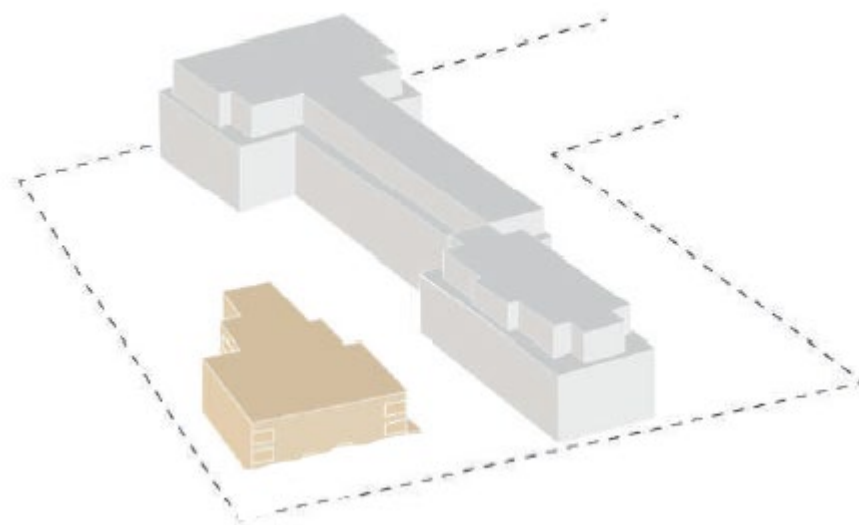
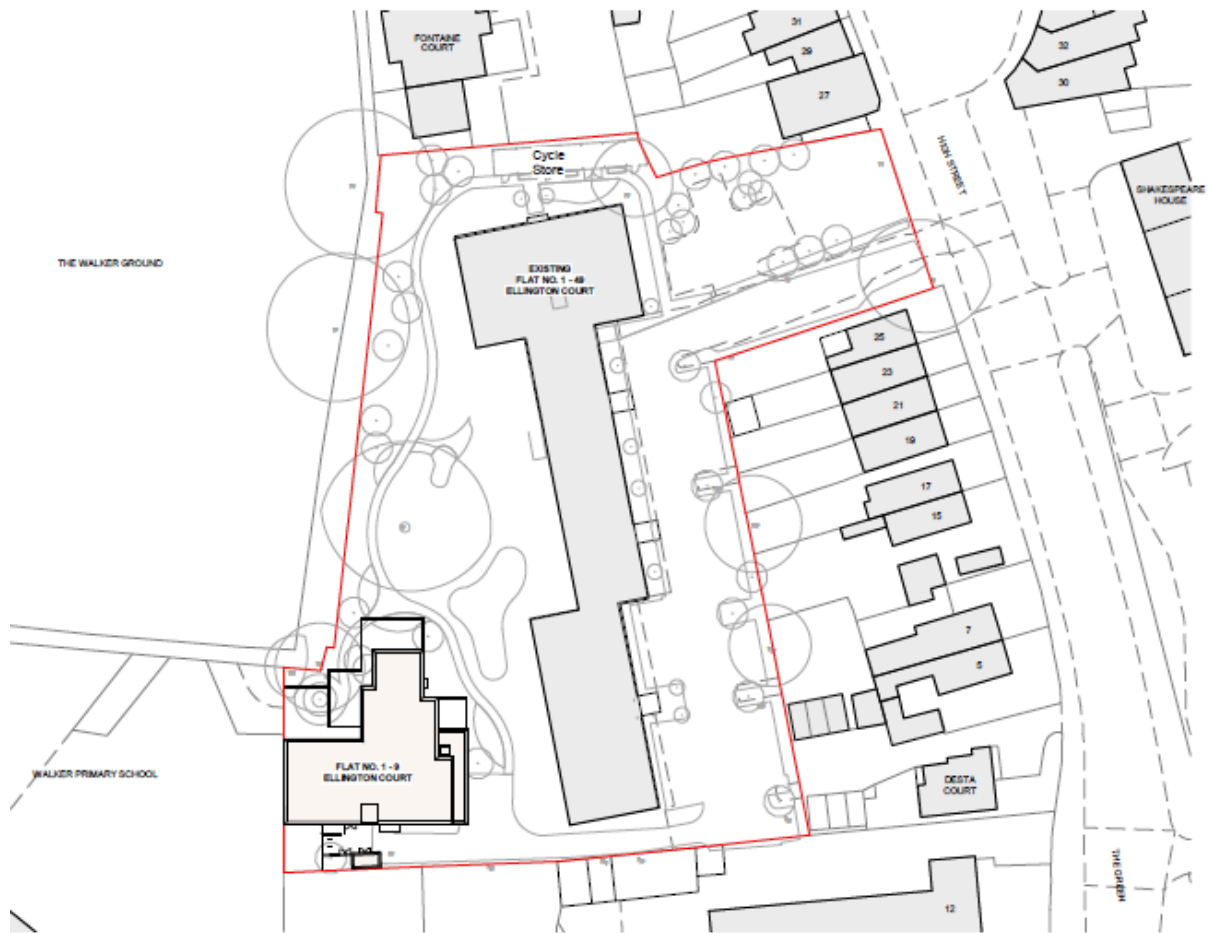


Figure 2: Proposed Block Plan and scale.

5.4 The initial proposal detailed a flat roofed three storey 9 unit residential development and following discussions with the agent regarding the scale and impact of the proposal on the setting, the scheme has subsequently been revised to feature a scale-down to 6 units by removing the initially proposed second floor. Hence, the design of the revised scheme is now a two storey residential development.

6.0 Relevant Planning History

6.1 19/00494/FUL - Refurbishment and improvement of existing building and grounds, including new windows, entrance doors, boxing to conceal pipework on primary elevation, new access doors and terraces to ground floor flats, landscaping works and front/street wall.: GRANTED with Conditions on 03.04.2019.

6.2 19/00475/PREHER - Proposed extension to existing building to create 13 residential units.: Pre-application advice given on 13.09.2019.

7.0 Consultation

Public

7.1 A site notice was put up as the application falls within the Southgate Green Conservation Area. The proposal was also advertised in the Enfield Independent.

Number notified	102
Representations made	2
Objections	2
Other / support comments	0

In summary, the objections raise the following concerns:

- Impact on existing rear communal space; little space would be left for residents.
- The site is already densely populated with 40 flats.
- Impact on existing rear trees which sustain wildlife. The application site is not a wasteland.

7.2 An objection was received from Cllr Levy stating that the initial proposal had several concerns on policy grounds and that it was a departure from the Local Plan. The case was therefore called in to committee should Officers be minded to approve the proposal.

7.3 Officer response: The concerns will be discussed in more detail in the analysis section of the report.

Internal and third-party consultees

7.4

<u>Consultee</u>	<u>Objection</u>	<u>Comment</u>
Conservation Officer	No	Objections removed following receipt of revised plans. Materials conditions suggested.
Traffic and Transportation	No	Objections removed following receipt of revised details.
Tree Officer	No	Objections removed following receipt of revised details. Condition suggested.

8.0 Relevant 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 For the purposes of Section 38(6) of the Planning and Compulsory Purchase Act 2004, the development plan in force for the area comprises the Enfield Core Strategy (2010); the Enfield Development Management Document (2014); and The London Plan (2021).

National Planning Policy Framework (2021)

8.3 The National Planning Policy Framework sets out at Paragraph 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.

8.4 Footnote (8) referenced here advises “This includes, for applications involving the provision of housing, situations where the local planning authority cannot demonstrate a 5 year supply of deliverable housing sites (with the appropriate buffer, as set out in paragraph 74); or where the Housing Delivery Test indicates that the delivery of housing was substantially below (less than 75% of) the housing requirement over the previous 3 years.”

8.5 In the three years to 2021 Enfield only met 67% of its housing requirement and this means we now fall into the “presumption in favour of sustainable development” category.

8.6 This is referred to as the “tilted balance” and the National Planning Policy Framework (NPPF) states that for decision-taking 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. Under the NPPF paragraph 11(d) the most important development plan policies for the application are deemed to be ‘out of date’. However, the fact that a policy is considered out of date does not mean it can be disregarded, but it means that less weight can be applied to it, and applications for new homes should be considered with more weight (tilted) by planning committee. The level of weight given is a matter of planning judgement and the statutory test continues to apply, that the decision should be, as section 38(6) of the Planning and

Compulsory Purchase Act 2004 requires, in accordance with the development plan unless material considerations indicate otherwise.

8.7 Paragraph 197 of the National Planning Policy Framework states that:

“In determining planning applications, local planning authorities should take account of:

- The desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- The positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- The desirability of new development making a positive contribution to local character and distinctiveness.”

Furthermore, at Paragraphs 199 and 200, it states:

“When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.”

“Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of:

- a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional;
- b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.”

Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification.

The London Plan (2021)

8.8 The London Plan 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:

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
 D6 Housing quality and standards
 D11 Safety, security and resilience to emergency
 D12 Fire safety
 D14 Noise
 H1 Increasing housing supply
 HC1 Heritage conservation and growth
 SI12 Flood risk management
 T2 Healthy Streets
 T4 Assessing and mitigating transport impacts
 T5 Cycling
 T6.1 Residential parking

Core Strategy (2010)

- 8.9 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 is considered particularly relevant:

CP2 Housing supply and locations for new homes
 CP4 Housing quality
 CP5 Housing types
 CP6 Meeting particular housing needs
 CP20 Sustainable energy use and energy infrastructure
 CP21 Delivering sustainable water supply, drainage and sewerage infrastructure
 CP22 Delivering sustainable waste management
 CP25 Pedestrians and cyclists
 CP28 Managing flood risk through development
 CP30 Maintaining and improving the quality of the built and open environment
 CP31 Built and Landscape Heritage
 CP32 Pollution
 CP36 Biodiversity
 CP46 Infrastructure contributions

Development Management Document (2014)

- 8.10 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:

DMD3 Providing a mix of different sized homes
DMD6 Residential character
DMD8 General standards for new residential development
DMD7 Development of Garden Land
DMD9 Amenity space
DMD10 Distancing
DMD37 Achieving high quality and design-led development
DMD38 Design process
DMD44 Preserving Heritage Assets
DMD45 Parking standards and layout
DMD46 Vehicle Crossovers and Dropped Kerbs
DMD47 Access, new roads and servicing
DMD49 Sustainable Design and Construction Statements
DMD50 Environmental Assessment Methods
DMD51 Energy efficiency standards
DMD53 Low and Zero-Carbon Technology
DMD56 Heating and cooling
DMD58 Water efficiency
DMD59 Avoiding and reducing flood risk
DMD60 Assessing flood risk
DMD 61 Managing surface water
DMD 68 Noise
DMD78 Nature Conservation
DMD80 Trees on development sites
DMD81 Landscaping

8.11 Other Material Considerations

National Planning Policy Framework (NPPF), 2021
Nationally Described Space Standard (NDSS, 2015)
London Plan Housing, Supplementary Planning Guidance (2016)
Southgate Green Conservation Area Character Appraisals
Southgate Green Conservation Area Management Appraisals
Manual for Streets 1 & 2
Revised Technical Standards for Footway Crossovers 2013
Enfield 'Waste and Recycling Storage' Planning Guidance (2019)

Enfield Local Plan (Reg 18) (2021)

8.12 The Reg 18 document sets out the Council's preferred policy approach together with draft development proposals for several sites. It is Enfield's Emerging Local Plan.

8.13 As the emerging Local Plan progresses through the plan-making process, the draft policies within it will gain increasing weight, but at this stage it has relatively little weight in the decision-making process.

8.14 Key local emerging policies from the plan are listed below:

SE1 Responding to the climate emergency
SE2 Sustainable design and construction

SE4 Reducing energy demand
SE5 Greenhouse gas emissions and low carbon energy supply

SE6 Renewable energy development
 SE7 Climate change adaptation and managing heat risk
 SE9 Protection and improvement of watercourses
 SE10 Sustainable drainage systems
 BG2 Protecting nature conservation sites
 BG3 Biodiversity net gain, rewilding and offsetting
 BG7 Watercourses
 BG8 Urban greening and biophilic principles
 BG11 Blue and green infrastructure plans
 DE1 Delivering a well-designed, high quality and resilient environment
 DE13 Housing standards and design
 D3: Inclusive design
 T1: Promoting sustainable transport
 ENV1: Local environmental protection
 D1: Securing contributions to mitigate the impact of development

9.0 Assessment

The main issues arising from this proposal to consider are:

1. Principle of development
2. Quality of accommodation
3. Character and appearance within the Conservation Area
4. Impact upon the amenity of neighbours
5. Parking and cycle parking
6. Trees
7. Biodiversity
8. SuDS

Principle of development

- 9.1 Paragraph 11(d) of the NPPF, and the application of the tilted balance means that planning permission should be granted 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. Moreover, planning permission should be approved unless “the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed”. The NPPF and London Plan advise that local authorities should seek to deliver a wide choice of high-quality homes, widen opportunities for home ownership and create sustainable, inclusive and mixed communities. Policy GG1 of the current London Plan recognises the need for more homes in London to promote opportunity and choice in ways that meet their needs at a price that is affordable. Policy GG4 of the London Plan also encourages the Council to provide a range of housing choices in order to take account of the various groups. Housing should be provided across a range of different sizes and types taking account of the requirements of different user groups.
- 9.2 Policy CP 5 of the Core Strategy seeks to ensure that new developments offer a range of housing sizes to meet housing needs whilst ensuring that the quality and character of existing neighbourhoods is also respected. There is greatest need in the Borough for family sized housing with 3+ bedrooms, however the Borough requires housing of all sizes and six additional flats would add to the Borough’s housing stock and would contribute to the strategic objectives of the Borough.

- 9.3 Policy DMD7 (Garden Land) specifies that all new residential development must meet the following criteria:
- a. The development does not harm the character of the area;
 - b. Increased density is appropriate, taking into account the site context in terms of its location, accessibility and the provision of local infrastructure;
 - c. The original plot is of a sufficient size to allow for additional dwellings which meet the standards in DMD8 'General Standards for New Residential Development', (and other design policies);
 - d. The individual plot sizes, orientation and layout created are appropriate to, and would not adversely impact on the residential amenity within the development, or the existing pattern of development in that locality;
 - e. An adequate amount of garden space is retained within both of the individual plots in accordance with the minimum amenity space standards (DMD 9 'Amenity Space'), and the role of each space is enhanced to contribute towards other plan objectives such as biodiversity; green corridors and networks; flood risk; climate change; local context and character; and play space; and
 - f. The proposals would provide appropriate access to the public highway.
- 9.4 The proposed two storey residential development would sit at the rear garden of the four storey existing residential block at Ellington Court and the proposal would not be visible at the front street. This aspect of the proposal would accord with DMD6, DMD10, DMD37, DMD44 with no visual damage on the streetscene. The revised scheme features brickwork and fenestrations that would appear sympathetic to the character of the host property and therefore the proposal alongside with the reduced scale would not be conspicuous at this location in view of policy DMD6. The scheme would be well embedded at the rear elevation of the host residential block with no significant visual impact to the character of the Conservation Area, having regard to policy DMD44. Furthermore, the retained rear garden space at Ellington Court would be sufficient to provide communal amenity to both existing and future occupiers of the new development in view of policy DMD7 and in this regard, the proposal would not compromise amenity provision at the site. The other aspects of DMD7 will be discussed in more detail in other sections of this report.
- 9.5 Significant weight must be attributed to the presumption in favour of approving sustainable residential development and the planning merits of providing new homes. However, these planning merits must be balanced against all other relevant planning considerations which seek to ensure that appropriate regard is given to design, impact on the character of the area, residential amenity, traffic generation and highway safety and acceptability with regards to sustainability and flooding.

Housing Mix

- 9.6 The revised scheme features 4 x 3b units, 1 x 2b unit, 1 x 1bp unit respectively which would provide a mix of housing types at this location with a greater number of three bed family units which is welcomed and thereby contributing towards the Council's housing targets.

Unit sizes and quality of accommodation

- 9.7 Policy D6 of the London Plan (2021) Table 3.1 refers to the Technical Housing Standards - nationally described space standards, which stipulates the minimum space standards for new development. The proposed dwelling would be expected to meet and where possible exceed these minimum standards and those contained within the Housing Supplementary Planning Guidance SPG (March 2016).

Unit	Dwelling type (bedroom (b)/persons-bedspaces (p))	Required GIA (sq.m) in London Plan	GIA (sq,m)
Flat 1	3b5p	86	93
Flat 2	3b6p	95	96
Flat 3	2b4p	70	85
Flat 4	3b5p	86	93
Flat 5	3b6p	95	110
Flat 6	1b2p	50	56

- 9.8 The submitted plans indicate that the gross internal areas of the proposed units would accord with policies D6 of the London Plan (2021), CP4 of the Core Strategy and the Technical Housing Standards – Nationally Described Space Standard (March 2015). It should also be noted that any area with a headroom of less than 1.5 metres is not counted within the Gross Internal Area unless used solely for storage. A section drawing has been provided on the submitted plans which shows the internal height of the residential block would be 2.46m on both floors and therefore the stated head height would accord with the minimum requirement of 2.3m in line with policy D6. The submission shows that there would be reasonable space to stand in the main areas of the new dwelling, dual aspect units are proposed, and the habitable rooms would gain sufficient natural lighting. The proposal would therefore realise good quality accommodation that would contribute towards the Council's housing stock.

Amenity space

- 9.9 DMD9 of the Development Management Document seeks to ensure that new development retains sufficient amenity spaces. The submitted floorplans indicate that the proposed amenity space for the development would be the following:

Unit	Dwelling type (bedroom (b)/persons-bedspaces (p))	Minimum required amenity space in policy DMD 9 (sq,m)	Proposed amenity space (sq,m)
Flat 1	3b5p	8	31
Flat 2	3b6p	9	48

Flat 3	2b4p	7	31
Flat 4	3b5p	8	8
Flat 5	3b6p	9	10
Flat 6	1b2p	5	8

The above arrangement would accord with the minimum requirements under policy DMD9 of the DMD.

Design and Impact on Conservation Area

- 9.10 Policy DMD6 of the DMD provides standards for new development with regard to scale and form of development, housing quality and density. Policy DMD8 provides general standards for new residential development and reiterates the requirement for a development to be of an appropriate scale, mass and bulk, provide high quality amenity space and provide access to parking and refuse areas. DMD37 encourages achieving a high quality and design led development, which is reiterated within policies D4 and D8 of the London Plan (2021).
- 9.11 The existing development pattern on the streetscene features a variety of properties that generally maintain a uniformity in scale and character.
- 9.12 Earlier concerns were raised by the Heritage Advisor and Cllr Levy regarding the impact of the proposal on the Conservation Area. These concerns have now been addressed under the revised scheme through a reduction in the scale of the proposal from the initial three storey 9 unit development to a two storey six unit development and in this regard, the revised scheme would be more of a subservient addition to the rear garden of the host property at Ellington Court, thereby seamlessly assimilating into the existing development pattern within the Conservation Area and the revised proposal would accord with policies DMD6 and DMD44.
- 9.13 The proposed two storey residential development would sit at the rear garden of the four storey existing residential block at Ellington Court and the proposal would not be visible at the front street. This aspect of the proposal would accord with DMD6, DMD10, DMD37, DMD44 with no visual damage on the streetscene. The revised scheme features brickwork and fenestrations that would appear sympathetic to the character of the host property and therefore the proposal alongside with the reduced scale would not be conspicuous at this location in view of policy DMD6. The scheme would be well embedded at the rear elevation of the host residential block with no significant visual impact to the character of the Conservation Area, having regard to policy DMD44. Furthermore, the retained rear garden space at Ellington Court would be sufficient to provide communal amenity to both existing and future occupiers of the new development in view of policy DMD7 and in this regard, the proposal would not compromise amenity provision at the site.
- 9.14 Appropriate conditions relating to external materials will be attached to the permission to ensure that a high quality design is achieved on the site.

Impact upon the amenity of neighbours

- 9.15 Policies DMD8 and DMD10 of the Development Management Document refer to neighbouring amenities and distancing standards. DMD10 sets out minimum distances between rear windows however given the siting of the new building.

However the most appropriate standard would be the minimum separation distance between windows and side boundaries of 11m.

- 9.16 The proposed east facing flank windows of the scheme would retain some 13-15m separation to the rear façade of the host property at Ellington Court and this would accord with policy DMD10 and would be sufficient spacing to ensure the proposal does exacerbate any impacts of overlooking, sense of enclosure or privacy at this location.
- 9.17 A daylight/sunlight report was submitted and assessed against the widely recognised standards set out in BRE's Daylight, Sunlight, and Overshadowing assessments to quantify the potential daylight and sunlight affect to the neighbouring residential properties in respect of the three storey building. The report has been undertaken by constructing a detailed 3D model of the existing and proposed development sites and surroundings, then using specialist computer software, daylight and sunlight simulations and numerical calculations are run within the 3D model environment.
- 9.18 The report concludes that the findings indicate that the development is not of an excessive scale for the immediate surrounding area in daylight and sunlight terms and will broadly meet the intentions of the BRE guide. It should be noted that the scale and massing of the building has been reduced by removing a storey so that the building comprises two stories rather than three which would further reduce any impact on the existing flats at Ellington Court. Consequently, it is considered that the proposal would meet the aims of the BRE Guidelines and would not impact on neighbouring properties in terms of loss of light.

Transportation, servicing and parking

- 9.19 The London Plan, Core Strategy and DMD policies encourage and advocate sustainable modes of travel and require that each development should be assessed on its respective merits and requirements, in terms of the level of parking spaces to be provided for example.
- 9.20 There are 33 existing car parking spaces on the site. The agent has clarified that only 22 of the existing 33 parking spaces are in use at the site. There are therefore 11 unallocated parking spaces at the site which could be utilised by the occupiers of the proposed development.
- 9.21 The PTAL of the site is 4, and it is a close to Southgate tube station (approx. 600m). This is an acceptable walking distance according to "Journeys on Foot" (Institute of Highways and Transportation) and therefore a relaxation of the parking standards could be permitted. The Transport Statement includes a parking survey on surrounding roads. It suggests that parking is approaching saturation with on average only five spaces being available over two nights. However, parking surveys were also undertaken and showed 11 spaces available in the existing car park out of 33 spaces. The Transportation team have confirmed that car parking provision is acceptable, and the agent has confirmed that the existing units could be redistributed to the new residential units. One disabled parking space is proposed and the exact location of this space will be conditioned.
- 9.22 A new pedestrian path is proposed which is welcomed to improve connectivity across the site. With regard to servicing the site can be serviced from within the existing site car park.
- 9.23 A total of 18 cycle spaces will be provided for the six units. There are also 48 spaces approved as retrospective provision for the existing units. This is welcomed and ensures cycle parking for both existing and proposed meets London Plan standards.

The location of cycle parking and refuse storage provision has been provided however full details have not been submitted and therefore this will be requested and secured through conditions.

Impact on trees at the site

- 9.24 The submitted details indicate that 5 individual trees and 2 groups of trees would be removed to facilitate the proposal and these trees are T3 (category U), T9 (category B1), T12 (category U), T13 (category U), T14 (category U) and group of trees G1 and G2 (category C), where category U refers to a tree that is Unsuitable for Retention, category C refers to a tree that is of Low Quality and Value whereas category B1 refers to a tree of Moderate Quality and Value. The submitted Tree Survey indicates that 14 individual trees would be retained at the site.
- 9.25 The initial proposal sought to retain tree T9, however, given that this tree would touch the proposed residential block, the Tree Officer recommended a removal of tree T9. The agent has agreed that this removed tree could be replaced elsewhere at the site by way of a tree condition and associated landscape condition. The Tree Officer has therefore recommended a condition to ensure that suitable replacement trees and landscaping are implemented at the site in line with policies DMD80 and DMD81.
- 9.26 The proposed loss of trees is not significant and clearly no significant or high value trees or quantity of trees are being removed. All other trees and vegetation can be retained. The Council's Tree Officer has reviewed the arboricultural report and is satisfied that the approach to the trees on the site is the correct one and has no objection.

Sustainable Drainage Systems (SuDS)

- 9.27 London Plan policies 5.12 and 5.13 require the consideration of the effects of development on flood risk and sustainable drainage respectively. Core Policy 28 ("Managing flood risk through development") confirms the Council's approach to flood risk, inclusive of the requirement for SuDS in all developments. Policy DMD59 ("Avoiding and reducing flood risk") confirms that new development must avoid and reduce the risk of flooding, and not increase the risks elsewhere and that planning permission will only be granted for proposals which have addressed all sources of flood risk and would not be subject to, or result in unacceptable levels of flood risk on site or increase the level of flood risk to third parties.
- 9.28 DMD61 ("Managing surface water") requires the submission of a drainage strategy that incorporates an appropriate SuDS scheme and appropriate greenfield runoff rates. The scheme proposes a permeable pedestrian path and a green roof to the new two storey building. To fully ensure that the scheme accords with policy requirements a SuDS condition is recommended in view of policies DMD59 and DMD61 to ensure that the development is safe from flooding and does not increase the risk of flooding elsewhere.

Biodiversity

- 9.29 In accordance with policy requirements the scheme will need to incorporate biodiversity enhancements. If approved, conditions will be attached to ensure details

of ecological enhancements such as bat/bird boxes and appropriate landscaping are planted.

Sustainable Design and Construction

- 9.30 Policy DMD49 states all new development must achieve the highest sustainable design and construction standards and include measures capable of mitigating and adapting to climate change to meet future needs having regard to technical feasibility and economic viability. Policy DMD51 states further energy efficiency standards and that all developments will be required to demonstrate how the proposal minimises energy- related CO₂ emissions which must adhere to the principles of the energy hierarchy in the policy. This follows policy CP20 of the Core Strategy which states that the Council will require all new developments, to address the causes and impacts of climate change by:
- minimising energy use;
 - supplying energy efficiently; and
 - using energy generated from renewable sources in line with the London Plan and national policy.
- 9.31 An energy statement has been submitted which sets out that a minimum of 35% reduction of carbon emissions will be achieved and an air source heat pump will be incorporated within the scheme. To ensure the scheme achieves no less than 35% reduction in carbon emissions a condition will be attached to any permission.

Accessibility

- 9.32 Internally each floor will be served by an easy rise staircase and passenger lift. All dwellings are proposed to be designed to meet building regulation Part M4(2), with 1 no. Ground floor unit (Unit 3) is designed to meet Part M4(3) wheelchair adaptable/accessible units which is in accordance with policy requirements and will be secured through conditions.
- 10.0 Community Infrastructure Levy (CIL)
- 10.1 The proposed development would create new residential units and would therefore be liable to pay CIL at borough and mayoral levels, the applicable borough CIL Zone is the Higher Rate Eastern Zone (£120 per sqm) and Zone 2 for Mayoral (MCIL2, £60 per sqm). The Enfield CIL will be approximately £73,863.60 and the Mayoral CIL will be £36, 931.80.
- 11.0 Public Sector Equalities 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. 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 The starting point for the determination of any planning application is the development plan. Paragraph 11(d) of the NPPF, and the application of the tilted balance means that planning permission should be granted 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. Moreover, planning permission should be approved unless "the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed".
- 12.2 Having regard to the assessment in this report, the development would provide additional residential units at the site. This would contribute towards the Borough's

strategic objectives in terms of delivering new homes. The quality of accommodation that the proposed 6 unit residential block would provide is acceptable, based on the up-to-date housing quality standards outlined in The London Plan (2021). The development would not result in the harmful overlooking of neighbours nor would it result in harm to the amenity and living conditions of neighbours or the Southgate Green Conservation Area.

- 12.3 It is considered that the form, design and appearance of development would not be significantly dissimilar to host residential block at Ellington Court and thus the proposed scheme would acceptably relate with the character of the surrounding Conservation Area.
- 12.4 The above assessment against the development plan policies has produced the following conclusion:
- The proposal would provide 6 new flats with an acceptable standard of accommodation that would contribute to the housing stock in the borough.
 - The proposed development is considered appropriate in form and design and would not result in detrimental harm to the character and appearance of the Conservation Area.
 - The proposal, by virtue of its form and small scale, would not harm the amenity of occupying and neighbouring residents.
 - There are no identified adverse effects on highway safety or traffic generation.
 - The reasons for the objections to the initial planning application have been acceptably overcome by the revised scheme.
- 12.5 Having regard also to the mitigation secured by the recommended conditions and the presumption in favour of sustainable development it is considered that the benefits of the development would outweigh any identified impacts. When assessed against the suite of relevant planning policies, it is considered that planning permission should be granted subject to conditions.

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REV.	DATE	DESCRIPTION
P01	22/05/20	Issued for Stage 2 Review

KEY PLAN

INFORMATION

PROJECT
Ellington Court

DRAWING
Existing Site Plan

SCALE
1 : 500 at A3

REV.
P01

DRAWING NUMBER
ELC- LGA- 00- XX- DR- A- 0101

DRAWING STATUS
PLANNING



1 Existing Site Plan
Scale - 1 : 500

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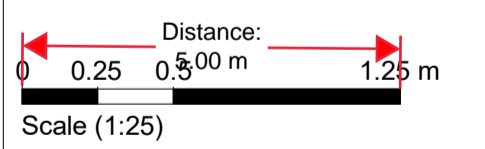
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P01	22/05/20	Issued for Stage 2 Review	AB
P02	02/06/20	Issued For Planning	CR
P03	22/01/21	Issued For Review	CR
P04	04/02/21	Updated to planners comments	CR
P05	13/02/23	Note to tree amended	CR
P06	03/05/23	Note to tree amended	CB

KEY PLAN

EXISTING
FLAT NO. 1 - 49
ELLINGTON COURT

INFORMATION

- Key
- 1B 2P Unit
 - 2B 4P Unit
 - 3B 5P Unit
 - Circulation Zone
 - Private Terrace



PROJECT

Ellington Court

DRAWING

**Proposed Ground Floor
Plan**

SCALE

1 : 100 at A1

REV.

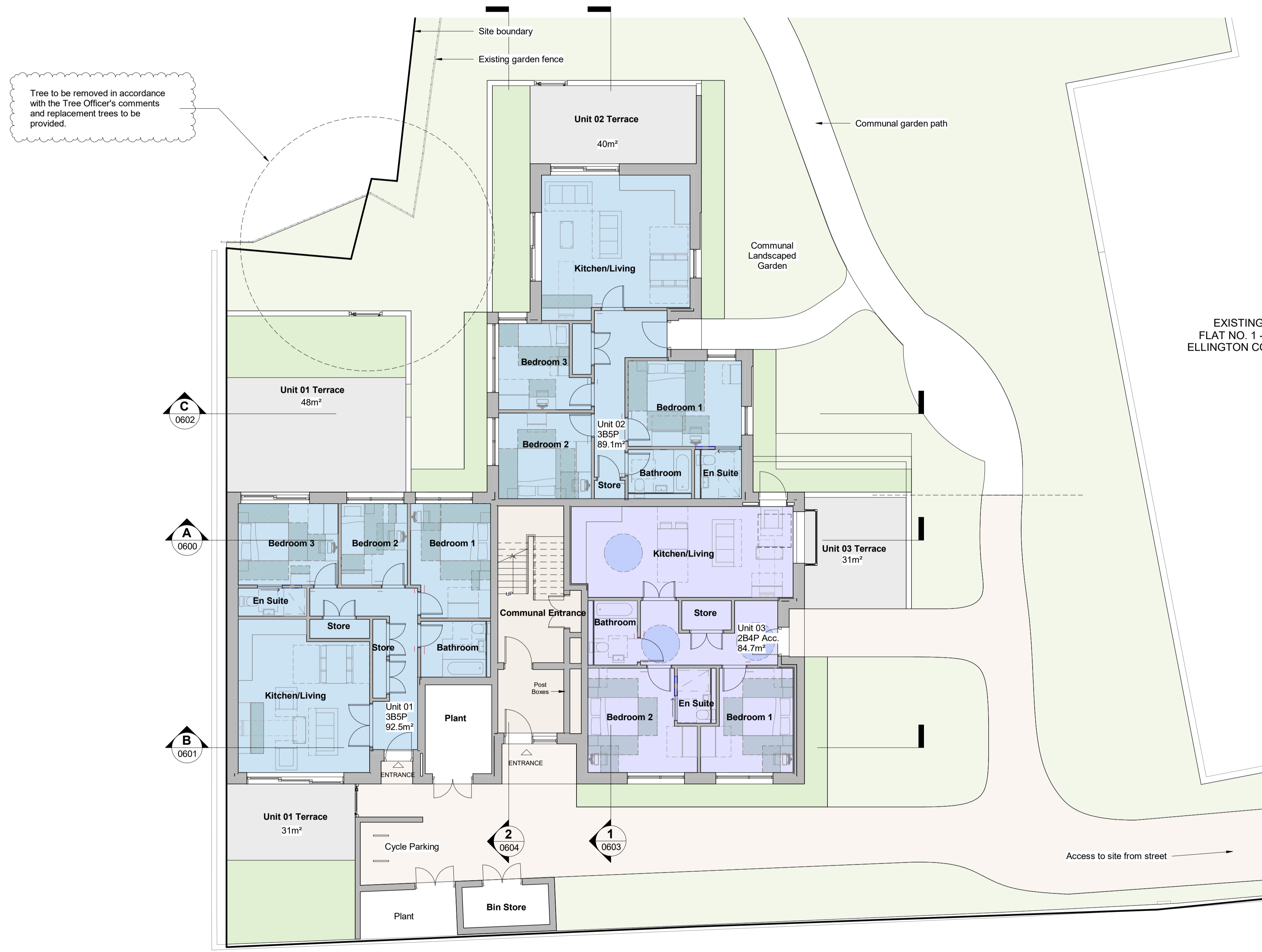
P06

DRAWING NUMBER

ELC- LGA- 00- 00- DR- A- 0200

DRAWING STATUS

FOR INFORMATION



Tree to be removed in accordance with the Tree Officer's comments and replacement trees to be provided.

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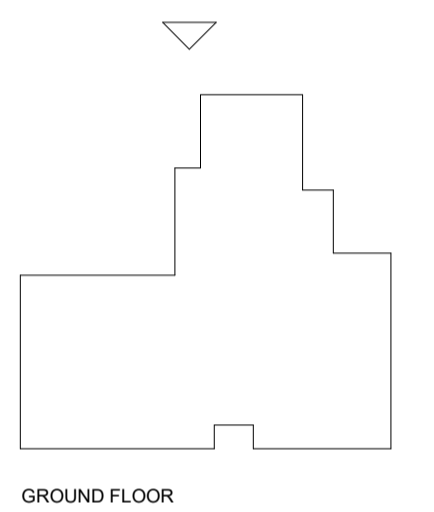
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P02	02/06/20	Issued For Planning	CR
P03	04/02/21	Updated to planners comments	CR
P04	03/05/23	Note to tree amended	CB

KEY PLAN



INFORMATION

Material Key

- 01 Buff multi waterstruck brick with red/yellow tones in stretcher bond. Light colour mortar.
- 02 Buff multi waterstruck brick with red/yellow tones in stretcher bond. Dark colour mortar.
- 03 Precast lintel in white/grey tone
- 04 Precast coping in white/grey tone
- 05 Powder coated metal frame window in brown-grey finish
- 06 Powder coated metal frame glazed door in brown-grey finish
- 07 Powder coated steel frame louvred door in brown-grey finish. Slim horizontal louvres.
- 08 Powder coated metal frame glazed entrance door in brown-grey finish
- 09 Powder coated metal balustrade – finish to match window/door frames
- 0 Obscured glazing

Tree to be removed in accordance with the Tree Officer's comments and replacement trees to be provided.

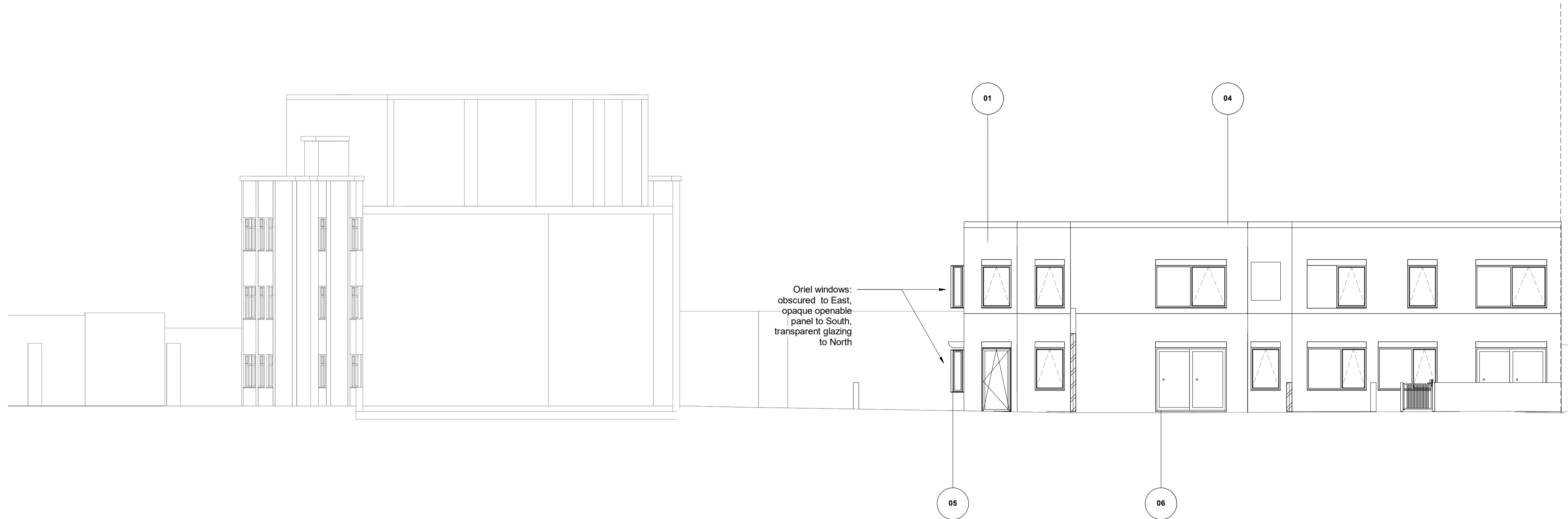
0 1 2 5 m
Scale (1:100)

PROJECT
Ellington Court
DRAWING
**Proposed North
Elevation**

SCALE
1:100 @ A1
REV.
P04

DRAWING NUMBER
ELC- LGA- 00- XX- DR- A- 0702

DRAWING STATUS
PLANNING

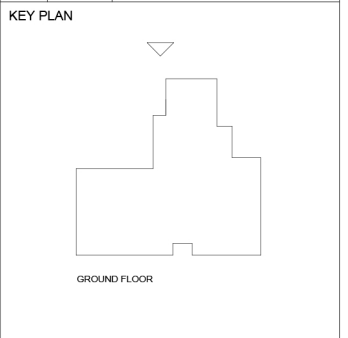


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P03	04/02/21	Updated to planners comments	CR
P04	13/02/23	Note to tree amended	CR
P05	03/05/23	Note to tree amended	CB

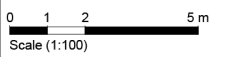


INFORMATION

Material Key

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- O Obscured glazing

Tree to be removed in accordance with the Tree Officer's comments and replacement trees to be provided.



PROJECT
Ellington Court

DRAWING
Proposed North Elevation

SCALE
1:100 @ A1

REV.
P05

DRAWING NUMBER
ELC- LGA- 00- XX- DR- A- 0702

DRAWING STATUS
PLANNING



Oriel windows obscured to East, opaque operable panel to South, transparent glazing to North

05

06

01

04

SITE BOUNDARY

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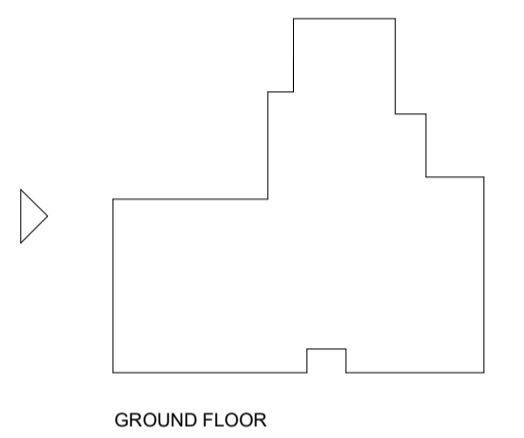
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P03	04/02/21	Updated to planners comments	CR
P04	03/05/23	Note to tree amended	CB

KEY PLAN



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- O Obscured glazing

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0 1 2 5 m
Scale (1:100)

PROJECT

Ellington Court

DRAWING

Proposed West Elevation

SCALE

1:100 @ A1

REV.

P04

DRAWING NUMBER

ELC- LGA- 00- XX- DR- A- 0703

DRAWING STATUS

PLANNING



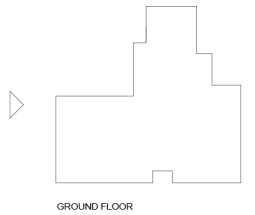
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P04	13/02/23	Note to tree amended	CR
P05	03/05/23	Note to tree amended	CB

KEY PLAN



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- Obscured glazing

Tree to be removed in accordance with the Tree Officer's comments and replacement trees to be provided.



PROJECT

Ellington Court

DRAWING

Proposed West Elevation

SCALE

1:100 @ A1

REV.

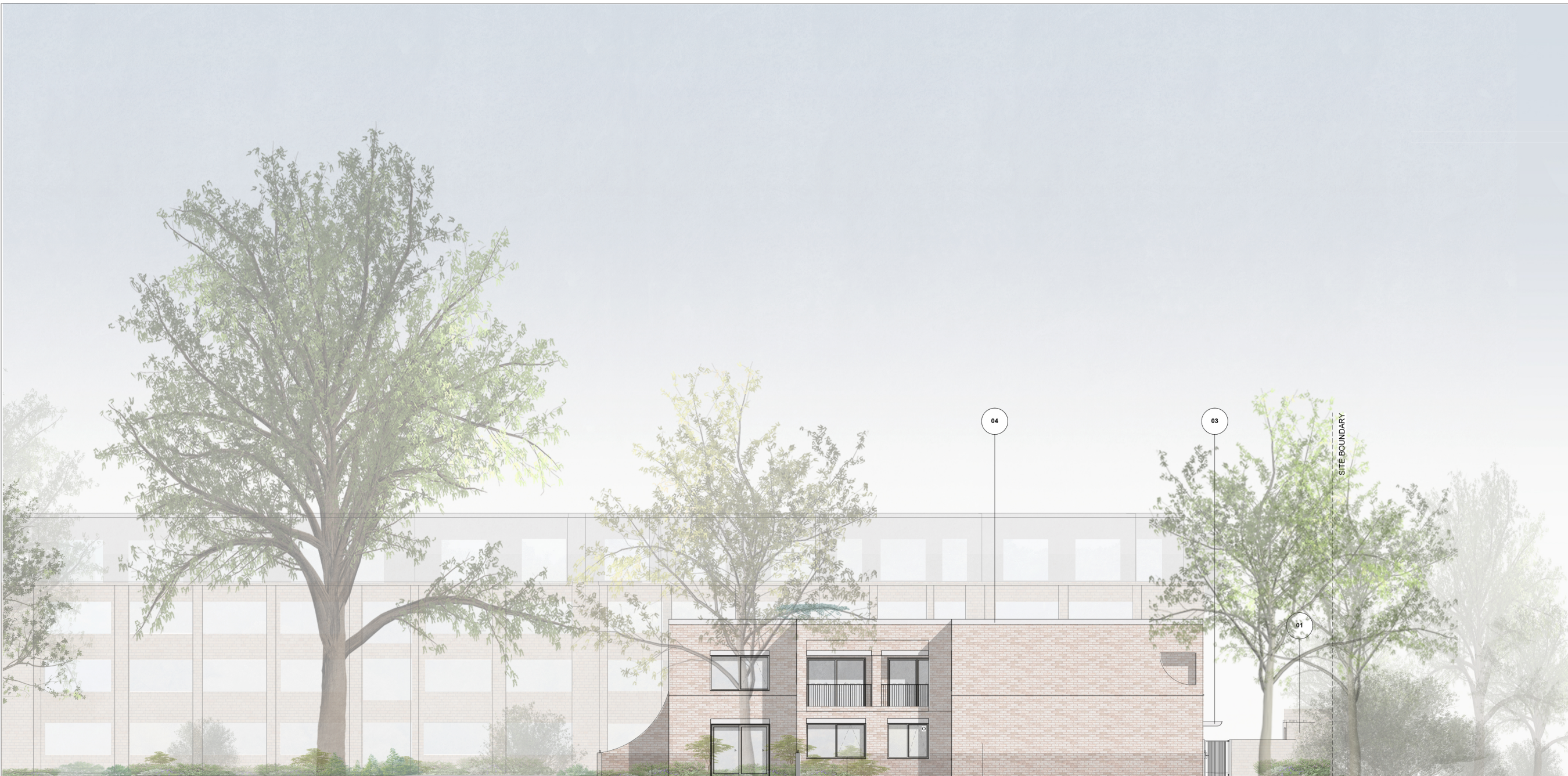
P05

DRAWING NUMBER

ELC- LGA- 00- XX- DR- A- 0703

DRAWING STATUS

PLANNING



01

05

02

04

03

01

SITE BOUNDARY

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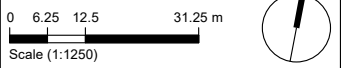
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REV.	DATE	DESCRIPTION
P01	22/05/20	Issued for Stage 2 Review

KEY PLAN

INFORMATION



PROJECT
Ellington Court

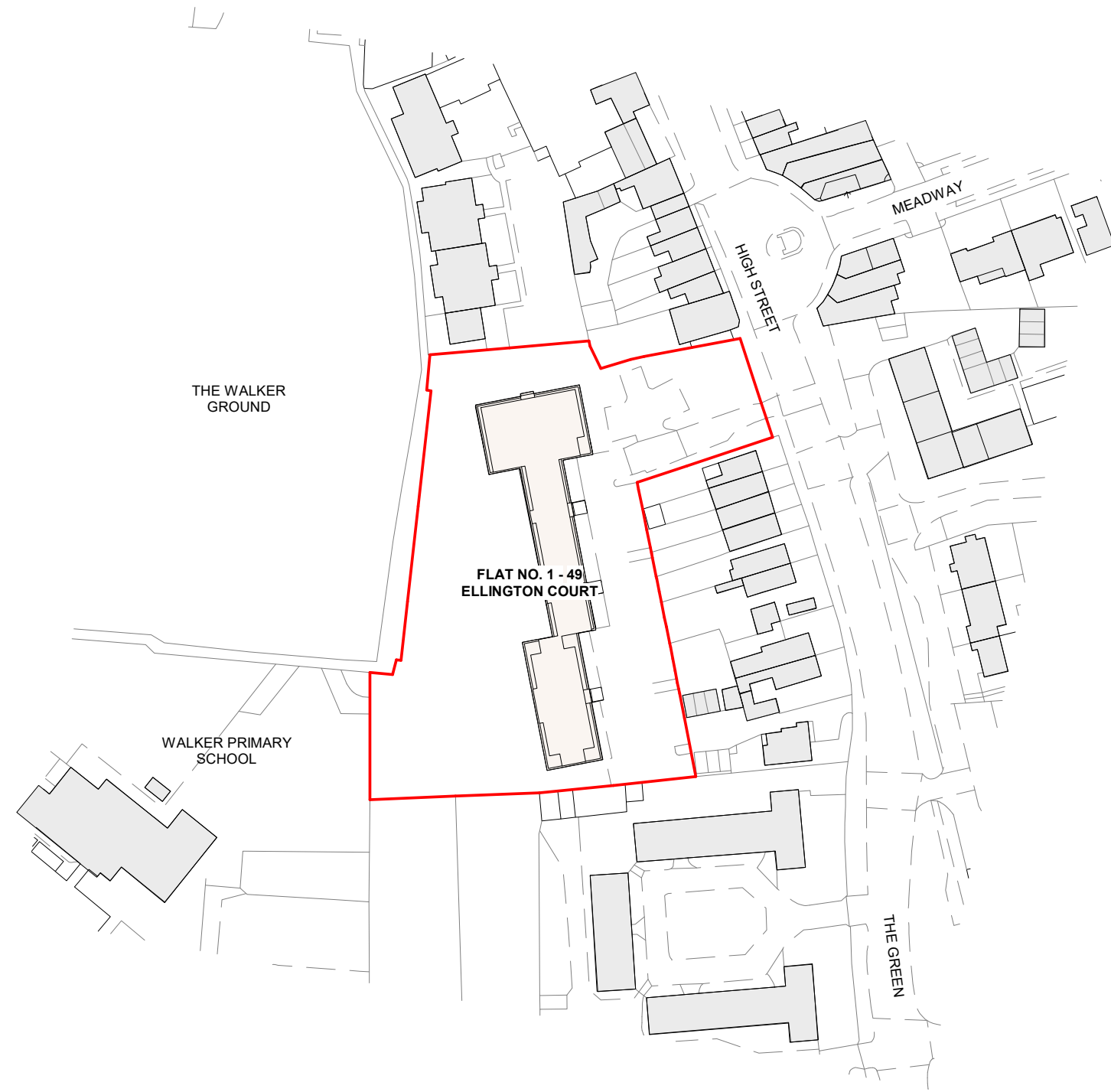
DRAWING
Existing Location Plan

SCALE
1 : 1250 at A3

REV.
P01

DRAWING NUMBER
ELC- LGA- 00- XX- DR- A- 0100

DRAWING STATUS
PLANNING



1 Existing Location Plan
Scale -1 : 1250

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KEY PLAN

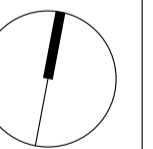
EXISTING
FLAT NO. 1 - 49
ELLINGTON COURT

INFORMATION

Key

Light Blue	1B 2P Unit
Medium Blue	2B 4P Unit
Dark Blue	3B 5P Unit
Light Grey	Circulation Zone
Dark Grey	Private Terrace

0 1 2 5 m
Scale (1:100)



PROJECT
Ellington Court

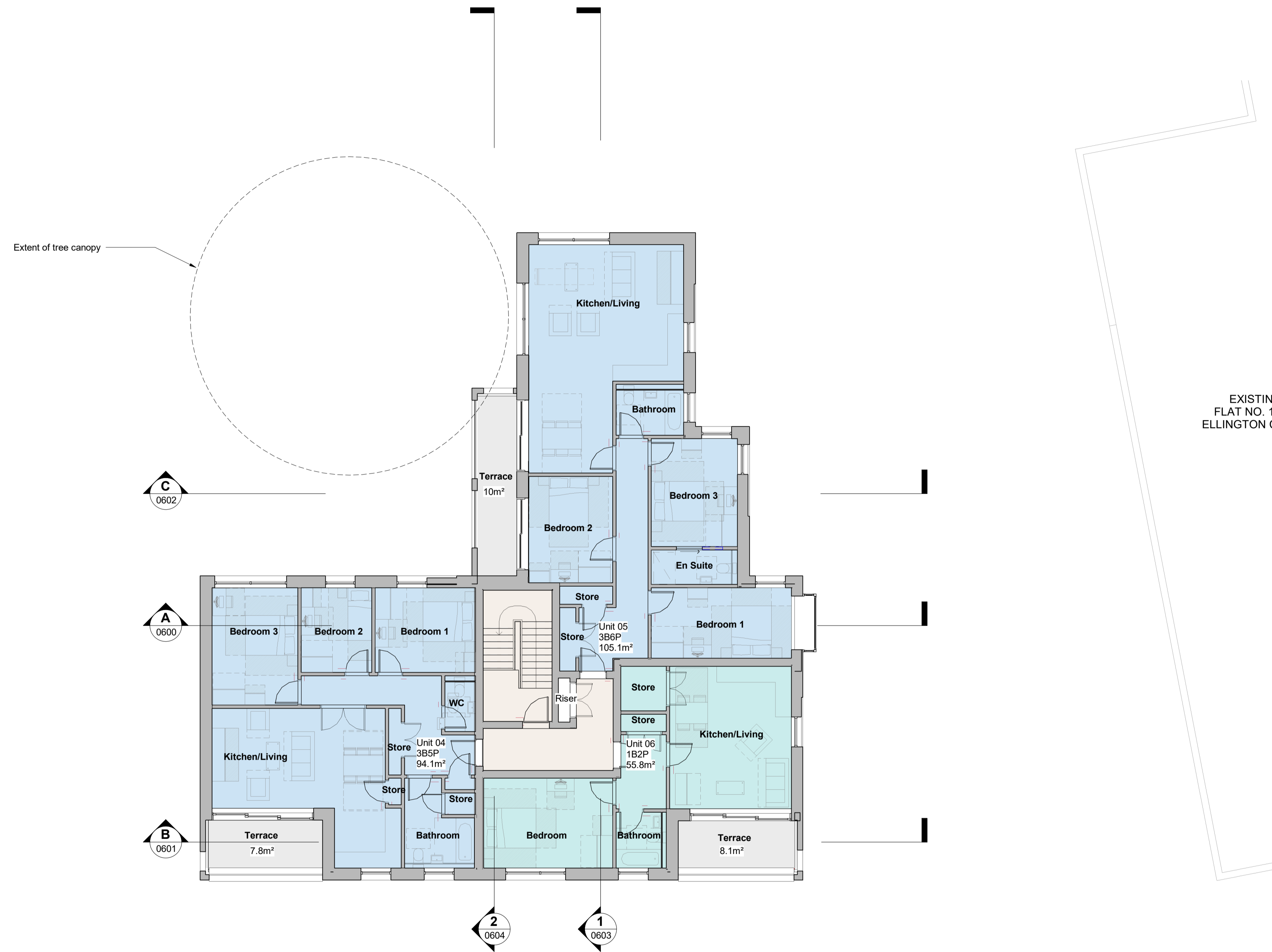
DRAWING
**Proposed First Floor
Plan**

SCALE
1 : 100 at A1

REV.
P04

DRAWING NUMBER
ELC- LGA- 00- 01- DR- A- 0201

DRAWING STATUS
FOR INFORMATION



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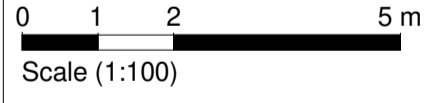
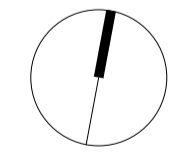
REV.	DATE	DESCRIPTION	AB
P01	22/05/20	Issued for Stage 2 Review	AB
P02	02/06/20	Issued For Planning	CR

KEY PLAN



EXISTING
FLAT NO. 1 - 49
ELLINGTON COURT

INFORMATION

PROJECT
Ellington Court

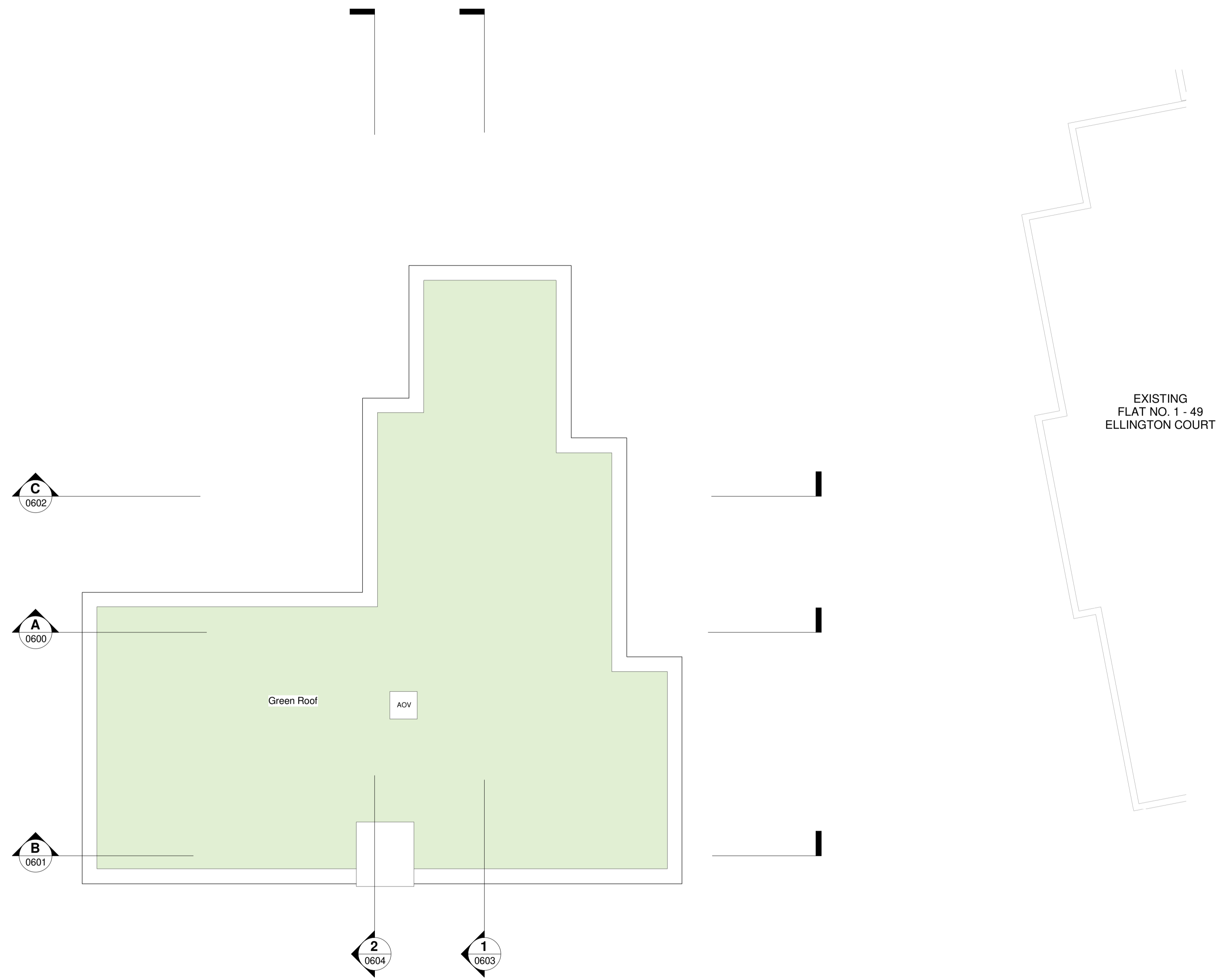
DRAWING
Proposed Roof Plan

SCALE
1 : 100 at A1

REV.
P02

DRAWING NUMBER
ELC- LGA- 00- 03- DR- A- 0203

DRAWING STATUS
PLANNING



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REV.	DATE	DESCRIPTION
P01	22/05/20	Issued for Stage 2 Review
P02	02/06/20	Issued For Planning

KEY PLAN

INFORMATION

PROJECT
Ellington Court

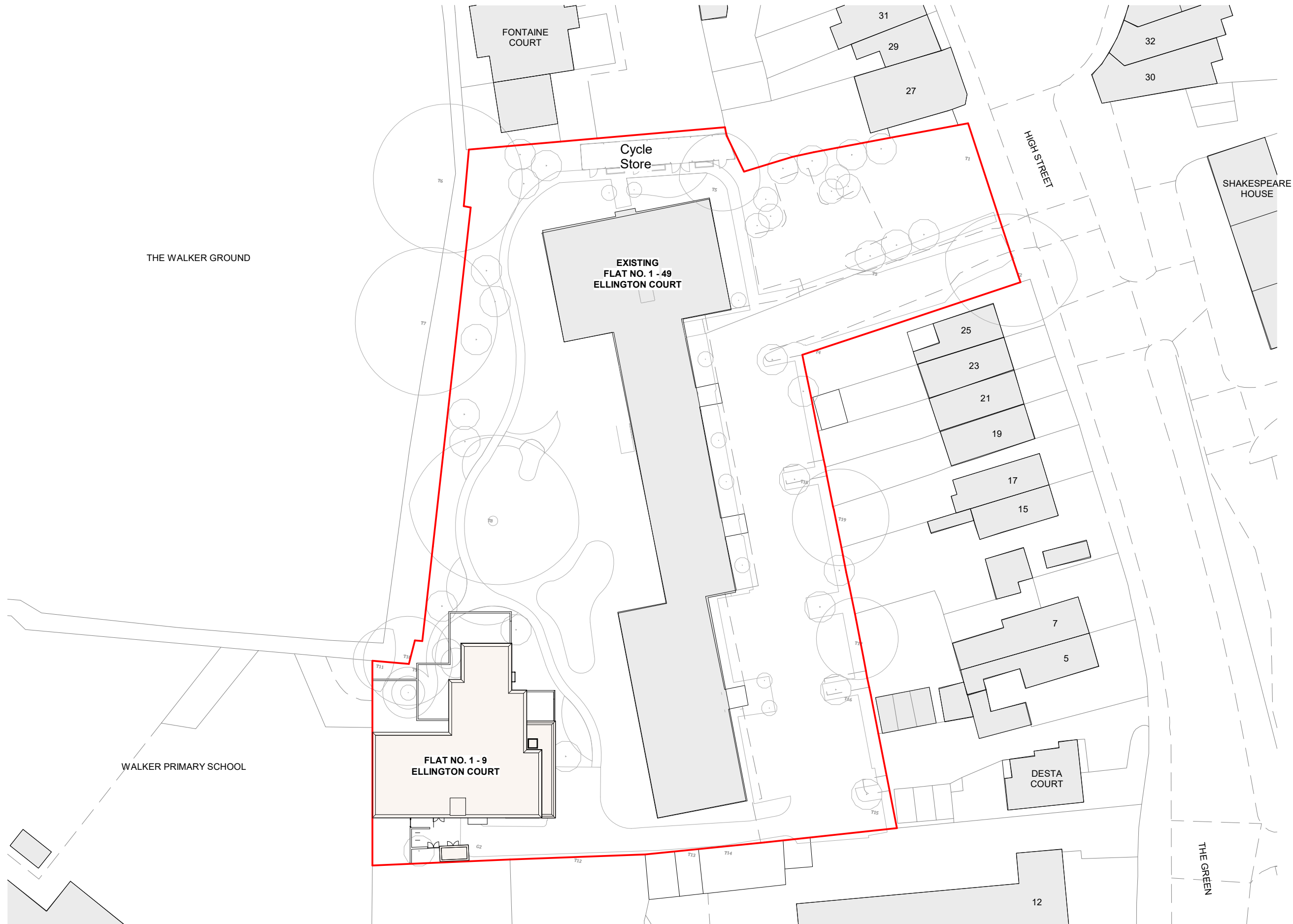
DRAWING
Proposed Site Plan

SCALE
1 : 500 at A3

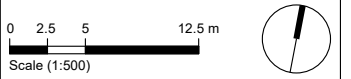
REV.
P02

DRAWING NUMBER
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DRAWING STATUS
PLANNING



1 Proposed Site Plan
Scale - 1 : 500



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REV.	DATE	DESCRIPTION	
P01	22/05/20	Issued for Stage 2 Review	AB
P02	02/08/20	Issued For Planning	CR
P03	04/02/21	Updated to planners comments	CR



INFORMATION

Material Key

- 01 Buff multi waterstruck brick with red/yellow tones in stretcher bond. Light colour mortar.
- 02 Buff multi waterstruck brick with red/yellow tones in stretcher bond. Dark colour mortar.
- 03 Precast lintel in white/grey tone.
- 04 Precast coping in white/grey tone.
- 05 Powder coated metal frame window in brown-grey finish.
- 06 Powder coated metal frame glazed door in brown-grey finish.
- 07 Powder coated steel frame bronzed door in brown-grey finish. Slim horizontal louvres.
- 08 Powder coated metal frame glazed entrance door in brown-grey finish.
- 09 Powder coated metal balustrade - finish to match window/door frames.
- O Obscured glazing



PROJECT
Ellington Court

DRAWING
Proposed East Elevation

SCALE
1:100 @ A1

REV.
P02

DRAWING NUMBER
ELC- LGA- 00- XX- DR- A- 0701

DRAWING STATUS
FOR INFORMATION



SITE BOUNDARY

04

Oriel windows: obscured to East, opaque openable panel to South, transparent glazing to North

01 01 03 02



N
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KEY:

- PROPOSED TREE PLANTING**
- PROPOSED DECORATIVE SHRUB PLANTING**
- PROPOSED NATIVE HEDGE**
- PROPOSED AREA OF GRASS**
- PROPOSED RESIN BOUND GRAVEL**
Product: Butterscotch
Supplier: Sureset
Finish: 3mm
- PROPOSED RESIN BOUND GRAVEL**
Product: Barley Butter
Supplier: Sureset
Finish: 3mm
- PROPOSED CONCRETE PAVING TO REAR GARDENS**
Product: Standard Flags
Supplier: Tobermore
Colour: Buff
Size: 400x400x40mm
- PROPOSED PLAY AREA**
Play Area to be finished in a Wet Pour Surface surrounded by Bow Top Railings
- PROPOSED MACADAM**
Proposed macadam to road surface
- PROPOSED GRAVEL EDGE**
3-6mm Gravel to the edges of the building edged with a tarnished timber edge
- PROPOSED TIMBER BENCH**
Product: Type 2 Backless Bench
Supplier: Woodscape
Size: 2500mm length
- PROPOSED MODULAR SEATING**
To Akelius Specification.
- EXISTING VEGETATION**
To be retained
- EXISTING TREES**
To be retained
- EXISTING TREES**
To be removed
- PROPOSED SHRUB PLANTING AREAS**
- PROPOSED CLIMBING PLANT**

DRAFT IS

TREE CODES
Always refer to the schedule

- A - Deciduous
- B - Conifer
- C - Climbing
- D - Hedgerow
- E - Hedge
- F - Shrub
- G - Grass
- H - Hedge
- I - Hedgerow
- J - Hedge
- K - Hedgerow
- L - Hedgerow
- M - Hedgerow
- N - Hedgerow
- O - Hedgerow
- P - Hedgerow
- Q - Hedgerow
- R - Hedgerow
- S - Hedgerow
- T - Hedgerow
- U - Hedgerow
- V - Hedgerow
- W - Hedgerow
- X - Hedgerow
- Y - Hedgerow
- Z - Hedgerow

PLANT SCHEDULE

TREES

Abbreviation	Species	Number	Height/Girth	Specification	Density
AME LAM	Amelanchier lamarkii	13	1.5-2m	CG	AS DWG
BET JAQ	Betula utilis Var. jacquemontii	3	2-2.5m	RB	AS DWG
BET PEN	Betula pendula	3	12-14cm	RB	AS DWG
CAR BET	Carpinus betulus	3	12-14cm	RB	AS DWG
PRU AVI	Prunus avium	7	12-14cm	RB	AS DWG
PRU CER	Prunus cerasifera	4	12-14cm	RB	AS DWG
SOR AUC	Sorbus aucuparia 'Streetwise'	4	12-14cm	RB	AS DWG
SYR VUL	Syringa vulgare	2	1.5-2m	CG	AS DWG

SHRUBS

Abbreviation	Species	Number	Height/Girth	Specification	Density
AUC VAR	Aucuba japonica 'Variagata'	258	5L	CG	4/m2
BER PUR	Bergenia purpurascens	167	3L	CG	4/m2
CEA REP	Ceanothus 'Repens'	347	5L	CG	4/m2
CHO AZT	Choisya 'Aztec Pearl'	191	5L	CG	4/m2
CHO SUN	Choisya 'Sundance'	149	5L	CG	4/m2
COR ALB	Cornus alba	309	5L	CG	4/m2
EUO AUR	Euonymus 'Aureopictus'	230	5L	CG	4/m2
EUO GOL	Euonymus 'Emerald and Gold'	90	3L	CG	4/m2
HEB MET	Hebe 'Mette'	264	3L	CG	4/m2
HEB RAK	Hebe rakaiensis	34	3L	CG	4/m2
HYP HID	Hypericum 'Hidcote'	20	5L	CG	4/m2
PHO JES	Phormium 'Jester'	4	10L	CG	AS DWG
ROS CAN	Rosa canina	78	5L	CG	4/m2
RUS ACU	Ruscus aculeatus	105	3L	CG	4/m2
SAM NIG	Sambucus nigra	101	5L	CG	4/m2
SPI GOL	Spirea japonica 'Goldflame'	73	5L	CG	4/m2
VIB DAV	Viburnum Davidii	263	3L	CG	4/m2

HEDGES

Native Hedge

Abbreviation	Species	Number	Height/Girth	Specification	Density
ACE CAM	Acer campestre	106	90-120cm	BR	7/linear m
CAR BET	Carpinus betulus	106	90-120cm	BR	7/linear m
CRA MON	Crataegus monogyna	106	90-120cm	BR	7/linear m
LIG VUL	Ligustrum vulgare	106	90-120cm	BR	7/linear m
ROS CAN	Rosa canina	106	90-120cm	BR	7/linear m
VIB OPU	Viburnum opulus	106	90-120cm	BR	7/linear m

Formal Hedge

Abbreviation	Species	Number	Height/Girth	Specification	Density
BUX SEM	Buxus sempervirens	300	5L	CG	5/linear m

OUTLINE SPECIFICATION

TREE PROTECTION
Existing trees and shrubs to be retained shall be protected in accordance with the current British Standard 'Trees in relation to construction', generally fencing shall be a 1.2m high chestnut or 1.8m 'Herras' type fencing secured and maintained in position for the duration of construction.

GENERAL
All planting work & plants shall be in accordance with all approved current/relevant horticultural & British Standard specifications including 'Nursery stock', 'Landscape Operations', 'Trees in relation to Design, Demolition & Construction', 'Tree Work' and the latest National Building Specification, National Plant Specification & HTA 'Handling & Establishing Landscape Plants. Herbicides, pesticides and other chemicals may only be used with the approval of the CA. Use of chemicals shall be in accordance with all relevant guidelines and the manufacturers recommendations. Imported topsoil shall be a minimum specification of General purpose grade, unless otherwise instructed. 1 cu.m approved compost/organic material/soil ameliorant per 20 sq m shall be cultivated into topsoil before planting. Peat shall not be used. Following planting all shrub beds shall be treated with an approved granular fertiliser at rates recommended by the manufacturer. All ornamental planting beds shall be mulched with 50mm depth medium grade ornamental bark mulch. All hedge and native planting shall be mulched with 75mm depth mushroom compost.

TOPSOIL
Existing topsoil should be stripped before building works begin. Imported topsoil shall be a minimum specification to current British Standard Multi purpose grade from an approved source in accordance to the above specification, unless otherwise instructed. 1 cu.m approved compost/organic material/soil ameliorant per 20 sq m shall be cultivated into topsoil before planting. Peat shall not be used.

MAINTENANCE
The defects liability period for planting shall be 12 months from completion of the works, to the current British Standard. During this period, any plant which is found to be dead, dying or otherwise defective shall be replaced at the expense of the contractor during the next planting season. The contractor shall make maintenance visits as required to ensure the successful establishment of the planting and maintain all shrub areas in a weed free condition. Regular visits (minimum 8 No.) required, to maintain all planted areas in a weed and litter free condition using a combination of chemical spray and hand weeding to be agreed with the CA. Maintenance to include watering, pruning, pest and disease control and re-mulching as required to current British Standard. Final visit to be immediately prior to handing over and to include a fertiliser treatment of Enmag (6:20:10) at 100g/m2 and 25mm depth bark mulch top up to all ornamental planted area. Amenity grass mowing at two week intervals during growing season, meadow grass maintained in accordance with seed suppliers recommendation. Maintenance to be carried out in years 2-5 to be agreed.

PLANT SCHEDULE
Trees - Trees planted into tree pits 75mm deeper than the root system and wide enough to accommodate roots when fully spread. Root balled trees to be dug 500mm wider and same depth as the rootball. If the site is on an uncultivated site or where clay soils could get waterlogged the tree pits should be 2-3 times the size of the rootball. Hedges - Planted into 450mm depth topsoil. Specimen Shrubs - Planted into 450mm depth topsoil. Ornamental Shrubs / Groundcovers - Planted into 450mm depth topsoil. Climbers - Planted into 450mm depth topsoil as indicated. Support to be provided as required. Grass area - 100mm depth topsoil

TREE PLANTING
All trees are to be planted as shown ensuring a minimum of 5 metres from buildings and 3 metres from drainage. Tree pits to have suitable topsoil to the current British Standard to a suitable depth, with irrigation, drainage, root protection, aeration, root cells as required to suit ground conditions, as approved by CA

PLANT MATERIAL TREATMENT
NB: All to be British grown stock and fully hardened off. Root Dip - Proprietary Root Dip applied to all bare rooted stock (1) at time of lifting at nursery and (2) prior to planting. Anti-Desiccant - Proprietary anti-desiccant to be applied to foliage of all containerised / root balled material in leaf, specimen conifers and evergreen etc., (1) prior to transportation and (2) during any delay in planting. Pruning - Allow for pruning of all deciduous trees and shrubs by 1/3rd following planting at Landscape Architects instruction or as indicated in the planting schedule. Tree stakes and ties stakes to be pressure treated, round, smooth and peeled larch or chestnut, not less than 100mm in diameter. Advanced nursery stock - double staked with cross bar.

Rev C, Updated to comments received, LB
Rev B, 31/03/2020, updated with new buildings, LB
Rev A, 21.11.2019, updated for tender queries, LB
revision / date / description / drawn

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scale
1:250 @ A1

date
08.09.2018

title
Detailed Soft
Landscape Proposals

drawn
LB

checked
RH

drawing number
06-807-701

revision
C

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P03	04/02/21	Updated to planners comments	CR

KEY PLAN



GROUND FLOOR

INFORMATION

Material Key

- 01 Buff multi waterstruck brick with red/yellow tones in stretcher bond. Light colour mortar.
- 02 Buff multi waterstruck bricks with red/yellow tones in stretcher bond. Dark colour mortar.
- 03 Precast #101 in white/grey tone
- 04 Precast coping in white/grey tone
- 05 Powder coated metal frame window in brown-grey finish
- 06 Powder coated metal frame glazed door in brown-grey finish
- 07 Powder coated steel frame louvered door in brown-grey finish. Slim horizontal louvers.
- 08 Powder coated metal frame glazed entrance door in brown-grey finish
- 09 Powder coated metal balustrade - finish to match window/door frames
- Obscured glazing

0 1 2 5 m
Scale (1:100)

PROJECT
Ellington Court
DRAWING
Proposed South Elevation

SCALE
1:100 @ A1

REV.
P03

DRAWING NUMBER
ELC- LGA- 00- XX- DR- A- 0700

DRAWING STATUS
FOR INFORMATION



- 02
- 07
- 08
- 04