

LONDON BOROUGH OF ENFIELD

PLANNING COMMITTEE

Date : 24th September 2013

Report of
Assistant Director - Planning,
Highways & Transportation

Contact Officer:
Andy Higham Tel: 020 8379 3848
Sharon Davidson Tel: 020 8379 3841
Mr P. Higginbottom Tel: 020 8379
3927

Ward: Southgate
Green

Application Number : P13-01704PLA

Category: Dwellings

LOCATION: ARNOS FAMILY CENTRE, 321A, BOWES ROAD, LONDON, N11 1BA

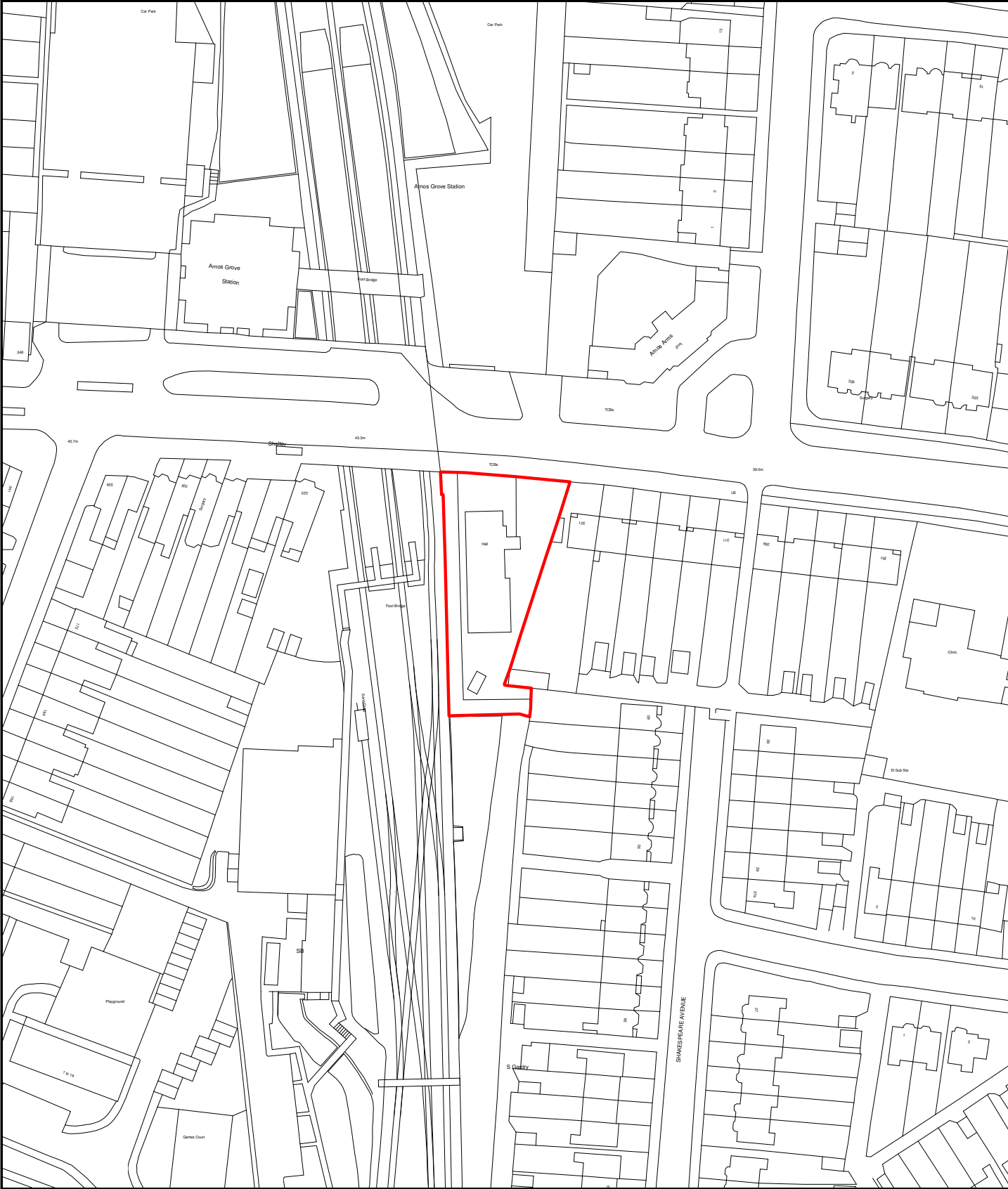
PROPOSAL: Demolition of existing building and erection of part single, part 3-storey block of 9 self contained flats comprising 3 x 1-bed, 4 x 2-bed and 2 x 3-bed) with balconies to front and rear, solar panels to roof, parking at front and associated landscaping.

Applicant Name & Address:
Turnhold Properties Limitd
C/O AGENT

Agent Name & Address:
Kevin Goodwin,
CgMs Ltd
140, London Wall
London
EC2Y 5DN

RECOMMENDATION:

It is recommended that subject to the completion of a Unilateral Undertaking, planning permission be **GRANTED** subject to conditions.



Development Control



Scale - 1:1250
Time of plot: 12:17

Date of plot: 06/09/2013

1. Site and Surroundings

- 1.1 The site is occupied by a single storey community centre known as the Arnos Family Centre. It is a single storey building that is set in from the street in line with the neighbouring terrace of houses. It has an access way direct off Bowes Road with car parking to the front of the building. The site is flanked to the west by the rail tracks, to the north by Bowes Road, to the east by a semi detached plot and to the south by a shrubbed green area along the rail line. Due to the local centre location the surrounding area is primarily mixed, comprising commercial premises at ground floor level and office and residential properties occupying the upper floor levels. The Grade II Listed Arnos Grove Station is diagonally opposite the site. The site area is approximately 950 sq metres or 0.095 hectares.

2. Proposal

- 2.1 Planning permission is sought for the demolition of the existing building and erection of part two, part 3-storey block of 9 self contained flats comprising 3 x 1-bed, 4 x 2-bed and 2 x 3-bed) with balconies to front and rear, solar panels to roof, parking at front and associated landscaping.

3. Relevant Planning Decisions

- 3.1 None relevant to this application

4. Consultations

4.1 Statutory and non-statutory consultees

4.1.1 Traffic and Transportation

Traffic and Transportation raise no objections to the proposal on highway safety grounds, subject to mitigation measures being secured through condition.

4.1.2 Biodiversity Officer

No objections subject to conditions

4.1.3 Transport for London

No objection subject to conditions

4.1.4 Trees and Landscape

No objections

4.1.5 Environmental Health

No objection.

4.1.6 Education

No objection

4.1.7 Sustainable Design

No objection subject to conditions

4.2 Public

4.2.1 Consultation letters have been sent to 45 adjoining and nearby residents. In addition a site notice has been displayed on site and in the local press. A total of 3 responses have been received raising the following objections:

- Invasion of privacy
- Sun light, building is too high
- Devaluation of property
- Building should be low level
- Building too high and would encroach on neighbours privacy

5. **Relevant Policy**

5.1 The National Planning Policy Framework (NPPF) published in March 2012 allowed local planning authorities a 12 month transition period to prepare for the full implementation of the NPPF. Within this 12 month period local planning authorities could give full weight to the saved UDP policies and the Core Strategy, which was adopted prior to the NPPF. The 12 month period has now elapsed and as from 28th March 2013 the Council's saved UDP and Core Strategy policies will be given due weight in accordance to their degree of consistency with the NPPF.

5.2 The Development Management Document (DMD) policies have been prepared under the NPPF regime to be NPPF compliant. The Submission version DMD document was approved by Council on 27th March 2013 for submission to the Secretary of State for examination. Examination and subsequent adoption is expected later this year. The DMD provides detailed criteria and standard based policies by which planning applications will be determined.

5.3 The policies listed below are considered to be consistent with the NPPF and therefore it is considered that due weight should be given to them in assessing the development the subject of this application.

5.4 The London Plan

Policy 3.3	Increasing housing supply
Policy 3.4	Optimising housing potential
Policy 3.5	Quality and design of housing developments
Policy 3.8	Housing choice
Policy 3.9	Mixed and balanced communities
Policy 3.10	Definition of affordable housing
Policy 3.11	Affordable housing targets
Policy 3.12	Negotiating affordable housing
Policy 3.13	Affordable housing thresholds
Policy 3.16	Social infrastructure
Policy 3.18	Education facilities

Policy 5.1	Climate change mitigation
Policy 5.2	Minimising carbon dioxide emissions
Policy 5.3	Sustainable design and construction
Policy 5.13	Sustainable drainage
Policy 5.14	Water quality and wastewater infrastructure
Policy 5.15	Water use and supplies
Policy 5.16	Water self-sufficiency
Policy 5.18	Construction, excavation and demolition waste
Policy 6.3	Assessing the effects of development on transport capacity
Policy 6.7	Better streets and surface transport
Policy 6.9	Cycling
Policy 6.10	Walking
Policy 6.11	Smoothing traffic flow and tackling congestion
Policy 6.12	Road network capacity
Policy 6.13	Parking
Policy 7.1	Building London's neighbourhoods and communities
Policy 7.2	An inclusive environment
Policy 7.4	Local character
Policy 7.6	Architecture
Policy 7.8	Heritage assets and archaeology
Policy 7.19	Biodiversity and access to nature
Policy 8.2	Planning Obligations

5.5 Local Plan – Core Strategy

CP2	Housing supply and locations for new homes
CP3	Affordable housing
CP4	Housing quality
CP5	Housing types
CP8	Education
CP9	Supporting community cohesion
CP20	Sustainable energy use and energy infrastructure
CP21	Delivering sustainable water supply, drainage and sewerage infrastructure
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
CP31	Built and landscape heritage
CP36	Biodiversity
CP44	North circular area
CP46	Infrastructure contributions

5.6 Saved UDP Policies

(II) GD3	Aesthetics and functional design
(II) GD6	Traffic Generation
(II) GD8	Site Access and Servicing
(II) H8	Overlooking and privacy
(II) H9	Amenity Space

5.7 Submission Version DMD

DMD2	Affordable Housing for Developments of less than 10 units
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DMD3	Providing a Mix of Different Sized Homes
DMD6	Residential Character
DMD17	Protection of community facilities
DMD37	Achieving High Quality and Design-Led Development
DMD38	Design Process
DMD44	Preserving and Enhancing Heritage Assets
DMD45	Parking Standards and Layout
DMD47	New roads, access and servicing
DMD48	Transport Assessments
DMD49	Sustainable Design and Construction Statements
DMD50	Environmental Assessment Methods
DMD51	Energy Efficiency Standards
DMD53	Low and zero carbon technology
DMD55	Use of roof space/vertical surfaces
DMD56	Heating and cooling
DMD57	Responsible sourcing of materials, waste minimisation and green procurement.
DMD58	Water Efficiency
DMD61	Managing surface water
DMD79	Ecological enhancements
DMD81	Landscaping

5.8 Other Relevant Policy Considerations

National Planning Policy Framework
London Housing SPG
Section 106 Supplementary Planning Document

6. **Analysis**

6.1 The key considerations in the determination of this planning application will focus on the principle of development, the impact of the development on the character and appearance of the street scene, quality and mix of residential accommodation, highways and access issues, and neighbouring amenity.

6.2 Principle of development

6.2.1 The proposed construction of a part two, part three storey residential development is considered acceptable in principle as there is a presumption to increase the housing stock and achieve a more efficient use of brownfield sites such as this. However, these broad aims must be balanced against the need to ensure that any new development is compatible with the character and appearance of the street scene and surrounding area and safeguards the amenities of adjoining residents.

6.3 Loss of community centre

6.3.1 Core Policy 9 of the Enfield Plan states that the Council will work to promote community cohesion, which will include promoting accessibility whereby all members of the community have access to good quality health care, housing, education and training, employment, open space and other social facilities in locations that best serve the community.

6.3.2 Emerging Policy DMD17 states that the Council will protect existing community facilities in the Borough. Proposals involving the loss of

community facilities will not be permitted unless a suitable replacement facility is provided to cater for the local community or evidence is submitted to demonstrate that there is no demand for the existing use or any alternative.

6.3.3 The family centre is currently vacant with the most recent use being by the Council's Children's Service to provide a facility for parents and relatives to have supervised access to children where such access could not be provided in the child's home or where access required supervision. The layout of the premises primarily comprised informal meeting rooms and play areas. This activity has now moved to an existing facility in Edmonton and is therefore no longer required. Given that the existing facility is no longer required, and the activities have been relocated to another facility, the loss of the community centre is considered acceptable with regards to Core Policy 9 of the Enfield Plan and Emerging Policy DMD17 of the Submission version DMD.

6.4 Density

6.4.1 Policy 3.4 of the London Plan sets standards for appropriate density levels with regards to location, existing building form, massing, and having regard to the PTAL (Public Transport Accessibility Level) score. The site has an area of 0.095 hectares and the proposal will result in there being 28 habitable rooms on the site.

6.4.2 According to the guidance in (Table 3.2) of the London Plan and as the site has a site specific PTAL rating of 6a in a suburban location, an overall density of between 200-350/ha may be acceptable. The density of the proposed development would equate to 295 hr/ha. Therefore the proposed density would be in compliance with the guidance outlined in the London Plan.

6.5 Residential Mix

6.5.1 The proposed development comprises a total of 9 residential units across three floors.

6.5.2 Core Policy 5 of the Enfield Plan seeks an appropriate range in size and tenure of housing types. Policy 3.8 of the London Plan addresses housing choice and the Enfield Housing Market Assessment, Final Report 2010 emphasises the lack of suitable family housing with at least three bedrooms.

6.5.3 Core Policy 5 of the Enfield Plan indicates that over the lifetime of the Core Strategy, market housing should provide the following mix of housing:

Bedroom	Persons	Percentage
1-2 bed flats	1-3 persons	15%
2 bed houses	4 persons	20%
3 bed houses	5-6 persons	45%
4+ bed houses	6+ persons	20%

6.5.4 The proposed development, following revision, comprises three 1-bed, four 2-bed and two 3-bed flats. Given the provision of two 3-bed units and with regard to the character of the surrounding area, the proposed mix is considered acceptable with regards to Core Policy 5 of the Enfield Plan and Policy 3.8 of the London Plan.

6.6 Quality of Accommodation

- 6.6.1 Core Policy 4 of the Enfield Plan, Policy 3.5 of the London Plan and the London Housing SPG seek to ensure that new residential development is of a high standard.
- 6.6.2 London Plan Policy 3.5, as detailed in Table 3.3 “Minimum space standards for new development” and the London Housing SPG requires the following minimum floor standards to be met:

Dwelling type (bedroom (b)/persons- bedspaces(p))	GIA (sqm)
1b2p	50
2b3p	61
3b4p	74

- 6.6.3 The proposed development comprising of three 1-bed, four 2-bed and two 3-bed flats all exceed the corresponding minimum floorspace standards in the London Plan and Housing SPG. In addition, the proposed units will all be dual aspect and have rooms of sufficient size.
- 6.6.4 The standard of residential accommodation is considered to be acceptable with regards to Core Policy 5 of the Core Strategy, Policy 3.5 of the London Plan and the London Housing SPG.

6.7 Character of the Surrounding Area

- 6.7.1 The application site is located on Bowes Road adjacent to a row of two storey terraced dwellings and opposite a car park and Arnos Grove Underground station. The proposal will include the demolition of the existing single storey Arnos Family Centre and erection of a part single, part three storey residential development.
- 6.7.2 The existing building on site is of relatively poor quality comprising of a single storey block of pre-fabricated construction and therefore is not considered to be an important contribution to the street scene and surrounding area.
- 6.7.3 The proposed development will include the erection of a part two, part three storey building with an L-shaped layout to reflect the site and adjacent properties to the east on Bowes Road. The building will be of a contemporary design using stock facing brickwork, with a mixture of grey brown projecting windows and aluminium clad bay windows. The building is considered to create a positive frontage onto the street scene which will respect the character of the street scene with regards to Core Policy 30 of the Enfield Plan, Policy (II)GD3 of the UDP, Policy 7.4 of the London Plan and Submission version Development Management Document Policy DMD44.

6.8 Amenity Space

- 6.8.1 Policy (II)H9 and Appendix A1.7 of the UDP sets out the minimum standards of amenity space for residential development within the borough. Appendix A1.7 stipulates that amenity space provided for new flats should be an area equal to 75% of the total GIA of the building. However, the Submission

version Development Management Document Policy DMD 9 sets out the following minimum private amenity space provision shall be provided for flats:

Dwelling type (bedroom (b)/persons- bedspaces(p))	Minimum Private Amenity Space
1b2p	5sqm
2b3p	6sqm
3b4p	7sqm

6.8.2 Flats 3, 4, 5, 6, 7, 8 and 9 all have sufficient private amenity space to meet the standards set out in Policy DMD9 and the London Housing SPG. In addition a large communal garden comprising of 330sqm is proposed to the rear of the development.

6.8.3 Flats 1 and 2 do not have any dedicated private amenity space. The two flats comprise one-bedroom and two bedroom flats and are therefore unlikely to be accommodated by families. Notwithstanding, there is a large communal garden to the rear of the development and given the two units concerned are ground floor units, they would have more direct and convenient access to this space. Given these factors, the lack of dedicated private amenity space is considered to be acceptable with regards to Submission version Development Management Document Policy DMD9.

6.9 Highway Safety, Access and Parking

Access

6.9.1 The proposed vehicular access will remain the same as the existing, utilising the existing vehicle crossover to Bowes Road. Given the level of parking provision on site, retaining the existing access is considered acceptable. The proposal also includes the use of differing paving materials to define pedestrian and vehicle routes. The proposed level of parking provision would not lead to significant vehicle movements on site and therefore the arrangement is considered acceptable. The proposed parking layout is considered acceptable with regards to Policy (II)GD6 and (II)T13 of the UDP.

Parking

6.9.2 The proposal includes the provision of a single disabled parking bay and one bay dedicated to visitor parking or loading. Given the location of the site in close proximity to the Arnos Grove Underground Station, the proposed parking provision is considered acceptable with regards to Policy (II)GD8 of the UDP and Policy 6.13 of the London Plan.

6.9.3 The proposal includes the erection of a dedicated cycle storage unit at the rear of the site with space for 10 bicycles. This is considered an acceptable level of provision. While the siting of the storage is not considered ideal, it is noted that there is limited space to the front of the development due to parking provision and refuse storage. The applicant has amended the proposal to include a secure side access, low level lighting bollards and an enlarged storage unit which will meet Secured by Design recommendations. The provision and siting of the proposed cycle storage is therefore considered

acceptable with regards to Policy 6.9 of the London Plan and Emerging Policy DMD45 of the submission DMD.

Refuse

6.9.4 The proposal includes provision of dedicated refuse and recycling storage to the front of the development. The storage will house two 1100 litre refuse containers and two 360 litre recycling containers which are considered sufficient to meet the requirements of the development.

6.10 Neighbouring Amenity

6.10.1 The proposed development will be sited along the boundary with the Arnos Grove London Underground station. Therefore there will be no impact on any residential amenity to the west.

6.10.2 The site is situated adjacent to the two storey end of terraced property of 321 Bowes Road. The proposed development is L-shaped in layout with the closest element to the adjacent property projecting approximately 2m beyond the first floor rear elevation of number 321. This element of the development does not breach a 30' line from the mid point of the nearest first floor window. While the larger element of the development alongside Arnos Grove station will project approximately 10m beyond the rear elevation of the neighbouring property, this is sited approximately 11m away which is considered sufficient to mitigate the impact. Given the layout of and siting of the development, the proposal is not considered to cause material harm to the residential amenities of the occupiers with regards to Core Policy 30 of the Enfield Plan, Policies (II)GD3 and (II)H12 of the UDP and Policy 7.4 of the London Plan.

6.10.3 The proposed development will include side windows serving the communal areas on the ground, first and second floor. In order to ensure that there is no increased overlooking of the adjacent property and amenity space, these shall be conditioned to be obscure glazing. In addition to the fenestration, balconies are proposed at first and second floor to flats 5, 6, 8 and 9. In order to ensure there is no increased overlooking of the neighbouring properties, these will be enclosed in brick to the sides. The proposed development, subject to appropriate conditions, is considered to safeguard the privacy of neighbouring occupiers with regards to Policy (II)H8 of the UDP.

6.11 Sustainability

6.11.1 Core Policy 20 of the Enfield Plan requires 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. The applicant has submitted an Energy Assessment which indicates that the development would achieve a 34.8% improvement over the SAP 2009 Target Emission Rate, which exceeds current London Plan requirements. In addition the applicant has submitted a Code for Sustainable Homes pre-assessment that states the units will achieve a Code Level 4 rating which is consistent with the requirements of Emerging Policy DMD50 of the Submission DMD.

6.11.2 The sustainable design officer has indicated a preference towards exploring the feasibility of a green roof together with the proposed PV cells. This matter will be secured by condition.

6.11.3 The proposed development, subject to conditions, is considered to be acceptable with regards to Core Policy 20 of the Enfield Plan, Policies 5.1, 5.2 and 5.3 of the London Plan and Emerging Policy DMD50 of the Submission DMD.

6.12 Biodiversity

6.12.1 The Biodiversity Officer has raised no objections to the proposed development. The proposed landscaping scheme is considered to be appropriate for the site with the planting of new flowering fruit trees. In order to enhance the biodiversity value of the site and meet the requirements of Core Policy 36 of the Enfield Plan, details of proposed landscaping and the installation of bird and bat boxes can be secured by condition should permission be granted. In addition, the Biodiversity Officer recommends that the feasibility of a green roof and SUDS strategy is explored.

6.13 Trees

6.13.1 The proposed development does not involve the removal of any trees on site however trees are proposed on the amenity space. Should permission be granted conditions will be attached requiring the submission of details of the proposed trees through a landscaping plan together with details of any proposed tree pits.

6.14 Planning Obligations and Financial Contributions

Affordable Housing

6.14.1 Core Policy 3 of the Core Strategy, advises that a contribution towards affordable housing will be expected on all new housing sites. For developments of less than 10 dwellings, the Council will seek to achieve a financial contribution to deliver off-site affordable housing based on a borough-wide target of 20% affordable housing.

6.14.2 The applicant has submitted a viability assessment, demonstrating that the full financial contribution cannot be met. The assessment has been reviewed independently and following negotiations, a contribution towards affordable housing of £45,371.86 has been agreed with the applicant and will be secured by unilateral undertaking. This level of contribution is considered acceptable with regards to Core Policy 3 of the Enfield Plan.

Education

6.14.3 Education contributions are sought on net additional units with the following per unit contributions required.

- 1-bed - £603.99
- 2-bed - £1,855.98
- 3-bed - £6,907.96

- 6.14.4 A total contribution of £23,051.81 towards education is required for the development which has been agreed with the applicant and will be secured through unilateral undertaking.

Section 106 Monitoring

- 6.14.5 In accordance with the Council's Section 106 Supplementary Planning Document, a 5% monitoring fee is payable on all financial contributions. A monitoring fee of £3,601.25 is therefore required.

6.15 Community Infrastructure Levy (CIL)

- 6.15.1 As of the April 2010, new legislation in the form of CIL Regulations 2010 (as amended) came into force which would allow 'charging authorities' in England and Wales to apportion a levy on net additional floorspace for certain types of qualifying development to enable the funding of a wide range of infrastructure that is needed as a result of development. Since April 2012 the Mayor of London has been charging CIL in Enfield at the rate of £20 per sum. The Council is progressing its own CIL but this is not expected to be introduced until spring / summer 2014.

- 6.15.2 In this instance the proposed residential development would be subject to a £20 per square metre levy in accordance with the GLA's CIL Charging Schedule.

- 6.15.3 The applicant has indicated that the new development would create 762 square metres in gross internal floor area. On this basis, the calculation and sum arising would be as follows:

$$(\text{£}20/\text{m}^2) \times (762\text{m}^2) \times 222/223 = \text{£}15,314.08$$

- 6.15.4 Should permission be granted, a separate CIL liability notice would need to be issued.

6.16 Construction Impact

- 6.16.1 The proposed development will involve demolition and construction in close proximity to residential properties. Construction activity is largely regulated by the Control of Pollution Act 1974. Given the nature of the works and to ensure that disruption to residential properties and the local highway network is kept to an acceptable level the developer will be required to submit a construction method statement to demonstrate how construction will be carried out to minimise impact on the residential amenities of the occupiers of nearby residential properties. The construction management plan should be written in accordance with London best practice.

7. Conclusion

- 7.1 Having regard to all of the above, it is considered that on balance the scheme is acceptable for the following reasons:

- 1 The proposed development provides additional residential units in the Borough. This accords with Core Policy 2 of the Enfield Plan, Policies 3.3 and 3.4 of the London Plan and the objectives of the National Planning Policy Framework.

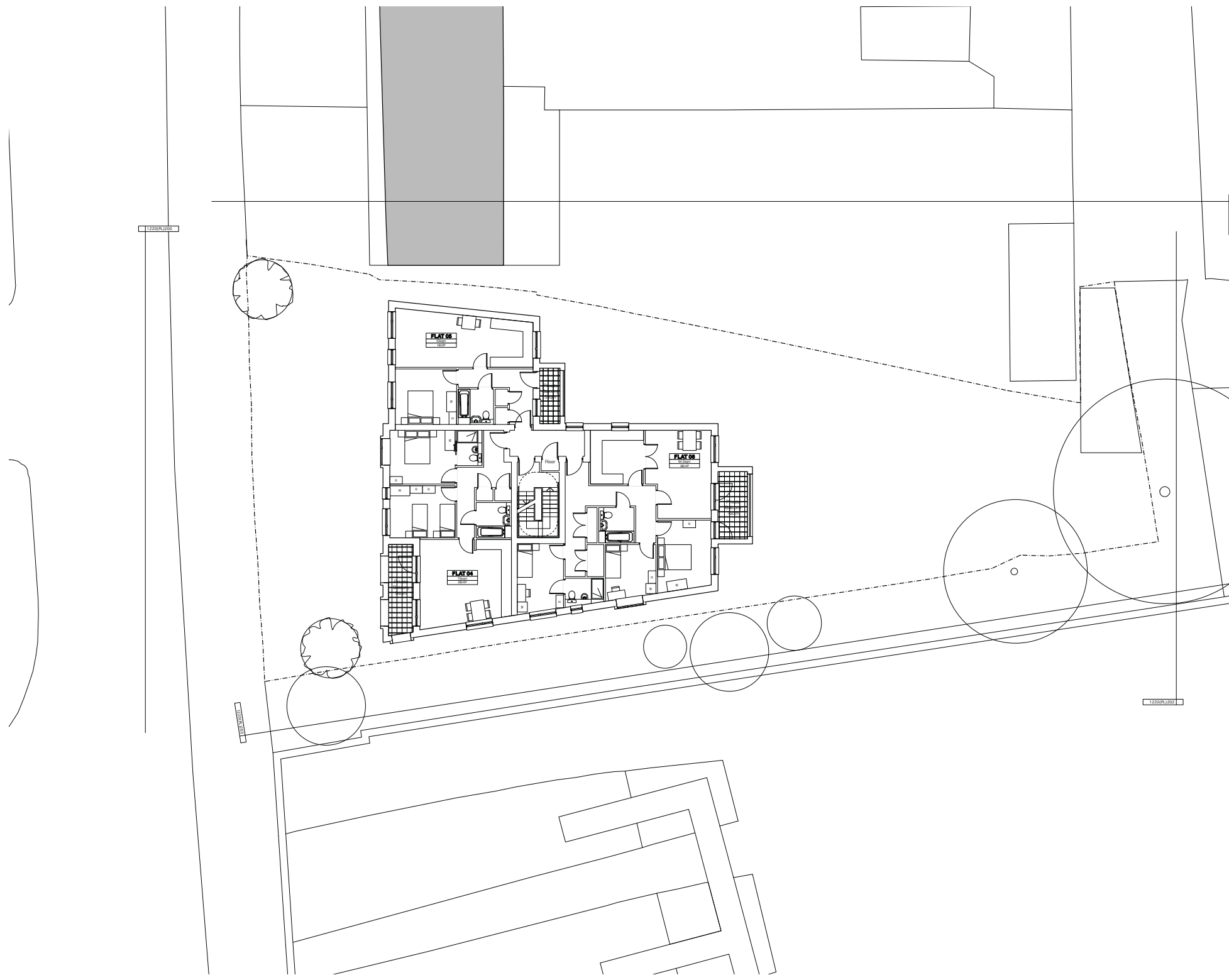
- 2 The proposed development is considered to respect the character and appearance of the surrounding area and street scene therefore acceptable with regards to Core Policy 30 of the Enfield Plan, Policy (II)GD3 of the Unitary Development Plan, Policies 7.4 and 7.6 of the London Plan and Policy Emerging DMD37 of the Submission Version Development Management Document.
- 3 The proposed development is considered to not have a detrimental effect on neighbouring occupier's residential or visual amenities nor harm the character and appearance of the existing site and wider locality having regard to Core Policy 30 of the Enfield Plan, Policies (II)GD3 and (II)H8 of the Unitary Development Plan and Emerging Policy DMD16 of the Submission Version Development Management Document.
- 4 The proposed development will not give rise to conditions prejudicial to the free flow and safety of either pedestrian or vehicular traffic on the adjoining highways having regard to Core Policy 25 of the Enfield Plan, Policies (II)GD6 and (II)GD8 of the Unitary Development Plan, Policies 6.3, 6.10 and 6.13 of The London Plan, and Emerging Policy DMD16 of the Submission Version Development Management Document.

8. Recommendation

- 8.1 It is recommended that planning permission be GRANTED subject to a Section 106 Unilateral Undertaking agreement to address the issues highlighted above and the conditions summarised below:
 1. C61 Approved Revised plans
 2. C07 Details of materials
 3. C09 Details of hardsurfacing
 4. C17 Details of landscaping
 5. C10 Details of levels
 6. Construction management plan (including site logistics plan and wheel washing)
 7. That one bay reserved for visitor/delivery parking, one marked as disabled
 8. C16 private parking only
 9. Provision of bird and bat boxes
 10. The development shall not commence until details of a rainwater recycling system have been submitted to and approved in writing by the Local Planning Authority. The details submitted shall also demonstrate the maximum level of recycled water that can feasibly be provided to the development.
 11. Following practical completion of works a final Energy Performance Certificate shall be submitted to an approved in writing by the Local Planning Authority. Where applicable, a Display Energy Certificate shall be submitted within 18 months following first occupation.
 12. The development shall not commence until a detailed 'Energy Statement' has been submitted and approved in writing by the Local Planning Authority.
 13. The development shall not commence until details of surface drainage works have been submitted and approved in writing by the Local Planning Authority. The details shall be based on an assessment of the potential for disposing of surface water by means of a sustainable drain age

system in accordance with the principles as set out in the Technical Guidance to the National Planning Policy Framework.

14. Evidence confirming that the development achieves a Code for Sustainable Homes (or relevant equivalent if this method is superseded) rating of no less than 'Code Level 4' shall be submitted to and approved in writing by the Local planning Authority.
15. Development shall not commence until revised details confirming compliance with all of the Lifetime Homes standards have been submitted to and approved in writing by the Local Planning Authority.
16. The development shall not commence until an undertaking to meet with best practice under the Considerate Constructors Scheme and achieve formal certification has been submitted to and approved in writing by the Local Planning Authority.
17. The development shall not commence until a Site Waste Management Plan has been submitted to and approved in writing by the Local Planning Authority.
18. Prior to commencement the applicant shall submit details of the feasibility of a green roof
19. The development hereby permitted shall not be commenced until detailed design and method statements (in consultation with London Underground) for all of the foundations, basement and ground floor structures, or for any other structures below ground level, including piling (temporary and permanent), have been submitted to and approved in writing by the local planning authority
20. Obscure glazing to east elevation windows
21. C51A time limited permission (3 years)



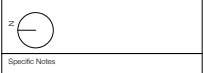
General Notes

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 These proposals are subject to the approval of all Statutory Building Control Requirements and the requirements of all Statutory Authorities and Service Providers.
 The site boundaries and surroundings are based on a survey carried out by Essex Land Surveys Ltd.
 The site boundaries are those described by the client.
 These drawings are to be read in conjunction with all other relevant documentation produced by Stephen Davy Peter Smith Architects and other consultants employed by the client.



Key

Legend



Specific Notes

Rev	Comment	By	Date

B	Flat 6 amended to 3 bed flat	CF	16.08.12
A	Issued for planning	CF	03.08.12
A	Issued for construction	CF	14.05.12

Stephen Davy Peter Smith Architects

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Client
Turnhold Properties Ltd
 1345 High Road
 London, N20 9HR

Project Title
321A Bowes Road
 New Southgate
 London, N11 1BA

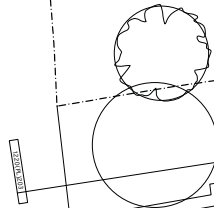
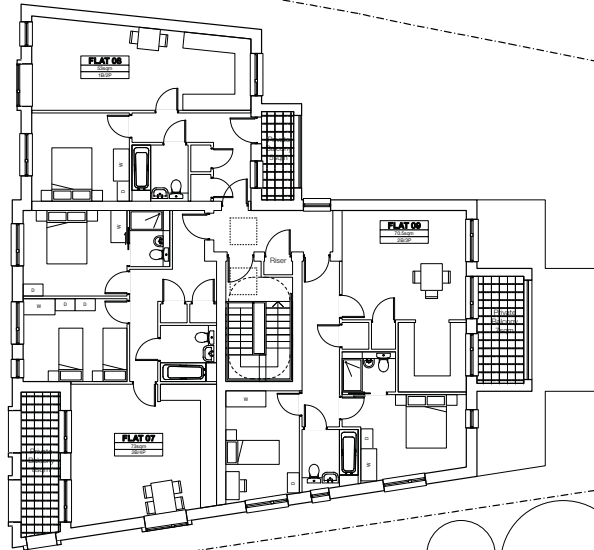
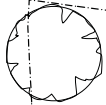
Drawing Title
Proposed First Floor Plan

Job No.	Drawn By	Scale
1220	CF	1:100 @ A1
Date	Checked By	
May 2012	PS	

Drawing No.	Revision
1220(PL)101	B

1220(PL)102

1220(PL)102



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1:100
0 1 2 3 4 5m

Key

Legend



Specific Notes

Rev	Comment	By	Date

B Amended outline of first floor shown. CF 16.08.12

A Issued for planning. CF 12.09.12

Issued for comment. CF 14.05.12

Rev Comment By Date

Stephen Davy Peter Smith Architects

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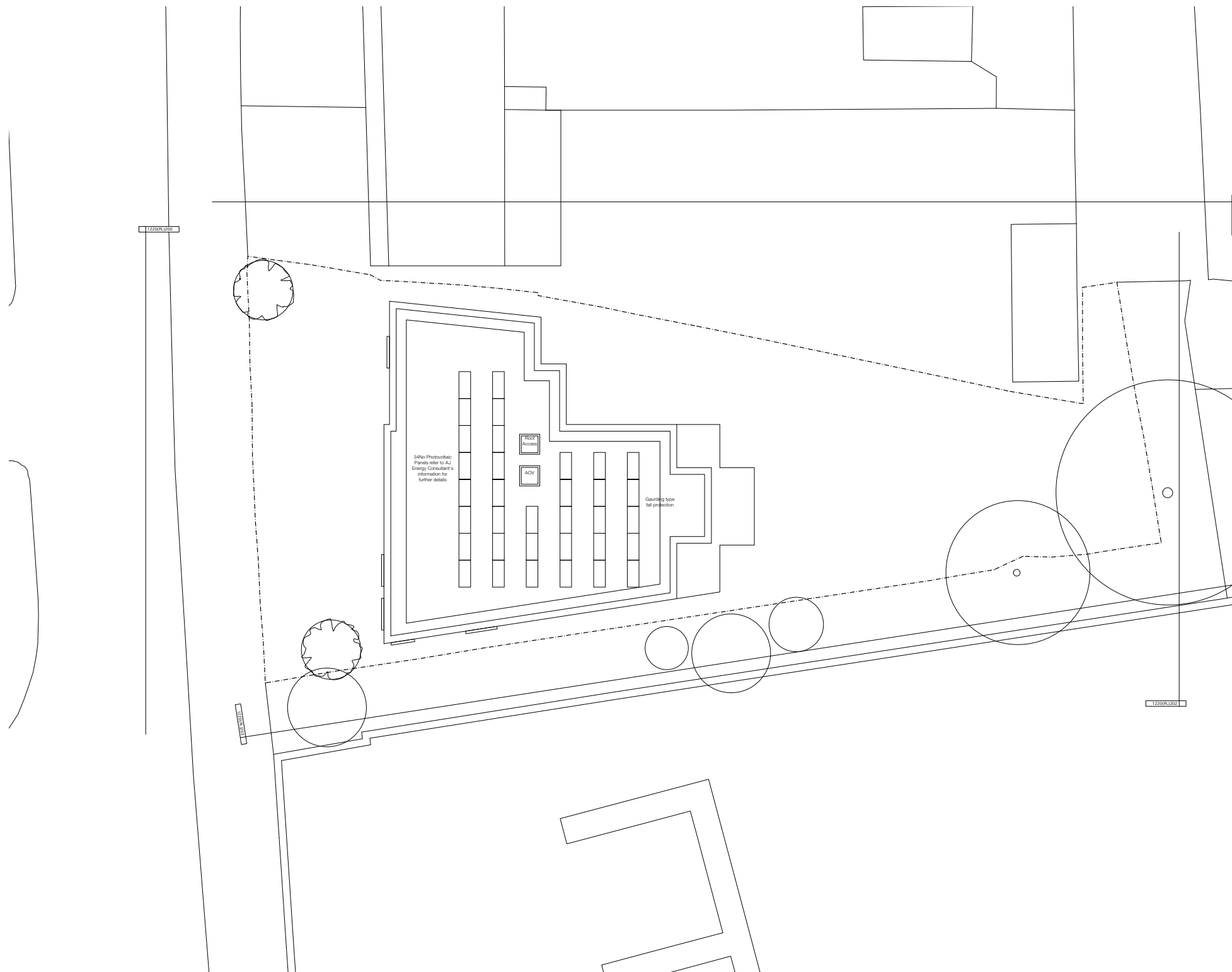
Project Title
321A Bowes Road
New Southgate
London, N11 1BA

Drawing Title
Proposed Second Floor Plan

Job No. 1220 Drawn By CF Scale 1:100 @ A1

Date May 2012 Checked By PS

Drawing No. 1220(PL)102 Revision B



1220(PL)103

1220(PL)103

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1:100
0 1 2 3 4 5m

Key

Legend

2

Specific Notes

A	Enhanced outline of first floor shown	CF	15.08.10
	Soured for Planning	CF	05.06.10
Rev	Comment	By	Date

Stephen Davy Peter Smith Architects

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Client
Turnhold Properties Ltd
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 London, N20 9HR

Project Title
321A Bowes Road
 New Southgate
 London, N11 1BA

Drawing Title
Proposed Roof Plan

Job No.	Drawn By	Scale
1220	CF	1:100 @ A1
Date	Checked By	
May 2012	PS	
Drawing No.	Revision	
1220(PL)103	A	

① Brick facing brickwork, cills and casing. Bricks to be Ladbury by Hoxtra Brick Ltd. Bricks and mortar to be properly batched and headed in accordance with Brick Development Association guidance and BS5568:3 'Use of Masonry'.

② Gray Brown (RAL 8018) polyester powdercoated Veltic 200 outward opening sashhung projecting windows with unitised composite aluminiumwood frames with an independent thermally insulated aluminium sash. All opening and fixed lights to have slim 54mm external profiles and consistent sightlines.

③ Gray Brown (RAL 8018) polyester powdercoated aluminium clad bay windows, window surround and entrance canopies.

④ Enclosed brick balconies to prevent overlooking.

⑤ Secus PAS2/24 Aluminium residential entrance door, letterboxes and surround all polyester powdercoated to RAL 8019. Video and key-Mat entry system to Secused by Design recommendations.

⑥ Matching brick refuse store enclosure with self-closing painted, galvanised steel gates in RAL 8019.

⑦ Min 600mm high painted RAL 8019, galvanised steel railing above min 600mm high brick wall. Brickwork to match building.

⑧ Rooftop renewable energy systems and balustrade for maintenance access. Refer to Sustainability Consultant's design report for details of renewable energy proposals.

⑨ Secure covered bicycle storage for 10 bicycles with vandal resistant lighting. Long & Fulton architectural grating on structural frame with locked gates. Bicycle locking tops and 3'x6" stands to provide 2 locking points per bike, all to Secused by Design recommendations.

⑩ Secure access gate for bicycle and garden maintenance to Secused by Design recommendations.

⑪ Veltic 200 outward opening sashhung projecting window fitted with a restrictor to prevent overlooking.

General Notes

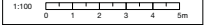
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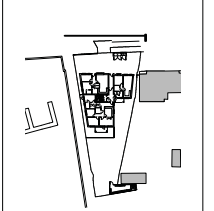
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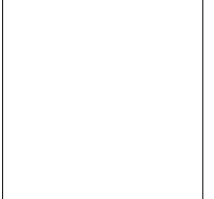
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Key



Legend



Specific Notes

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Client
Turnhold Properties Ltd
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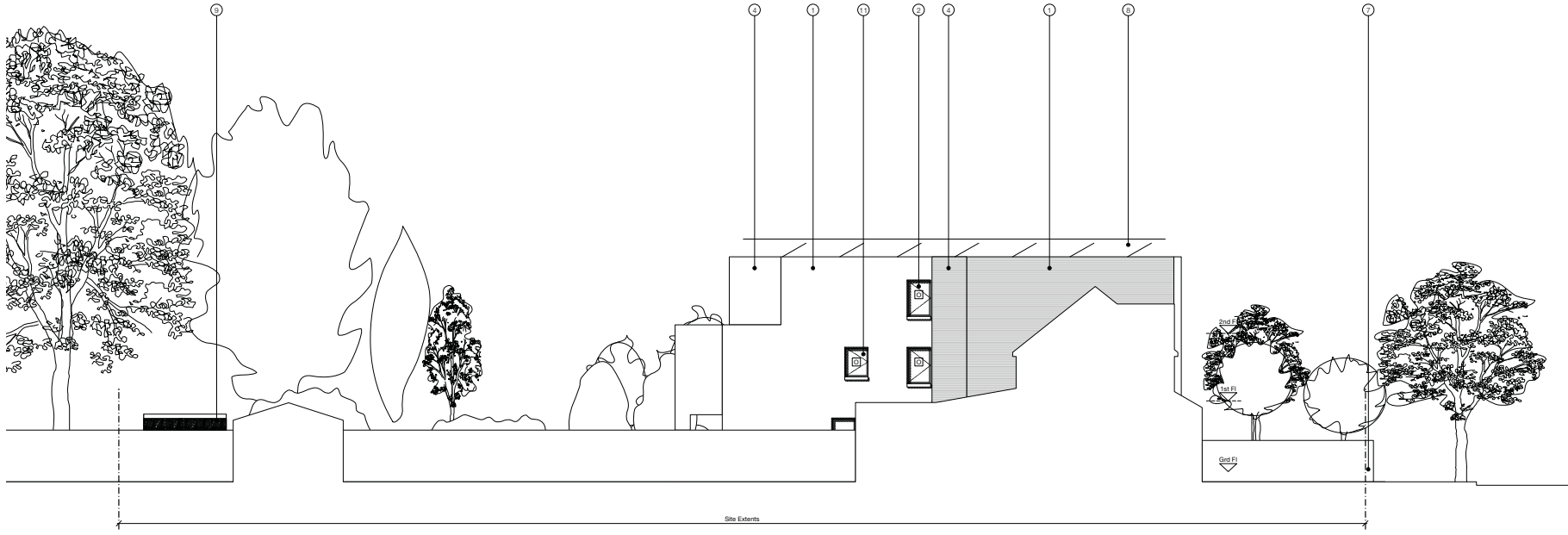
Drawing Title
Proposed North Elevation

Job No.	Drawn By	Scale
1220	CF	1:100 @ A1

Date	Checked By	
May 2012	PS	

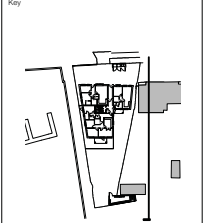
Drawing No.	Revision
1220(PL)200	C





- 1 Brick facing brickwork, cills and coping. Bricks to be laid by Huddell Brick Co. Bricks and mortar to be properly batched and blended in accordance with Brick Development Association guidance and BS5656:3 'Use of Masonry'.
- 2 Grey Brown (RAL 8019) polyester powdercoated Valfac 200 outward opening sashung projecting windowes with unslat composite aluminium/wood frame with an independent thermally isolated aluminium sash. All opening and fixed lights to have 54mm external profiles and consistent sightlines.
- 3 Grey Brown (RAL 8019) polyester powdercoated aluminium clad bay window, window surround and entrance canopy.
- 4 Enclosed brick balcony to prevent overlooking.
- 5 Secure PAS2/3/4 Aluminium residential entrance door, letterboxes and surround all polyester powdercoated to RAL 8019. Vision and key lock entry system to be secured by Design recommendations.
- 6 Matching brick refuse store enclosure with self-closing painted, galvanneal steel gates in RAL 8019.
- 7 Min 600mm high painted RAL 8019, galvanneal steel railing above min 600mm high brick wall. Brickwork to match building.
- 8 Rooftop renewable energy systems and ballustrade for maintenance access. Refer to Sustainability Consultant's design report for details of renewable energy proposals.
- 9 Secure covered bicycle storage for 10 bicycles with vandal resistant lighting. Lang & Fulton architectural grating on structural frame with locked gates. Biodegradable ramps and brushed boards to provide 2 locking points per bike, all to be secured by Design recommendations.
- 10 Secure access gate for bicycles and garden maintenance to be secured by Design recommendations.
- 11 Valfac 200 outward opening sashung projecting window fitted with a restrictor to prevent overlooking.

General Notes
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Legend
 [Symbol] Matt unpatterned obscure glazing.

Specific Notes

D	Restrictor and opening notes added	CF	10.08.12
C	Amended to show first floor 3 bed flat and glazing detail window	CF	16.08.12
B	Issued for Planning	CF	03.08.12
A	Finalised and material specification added	CF	27.05.12
	Issued for comment	CF	14.05.12

Rev	Comment	By	Date

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Project Title
321A Bowes Road
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Drawing Title
 Proposed East Elevation

Job No.	Drawn By	Scale
1220	CF	1:100 @ A1
Date	Checked By	
May 2012	PS	

Drawing No.	Revision
1220(PL)201	D